

OHA Regular Meeting of the Board of
Commissioners
Thursday, September 5, 2024 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (07/09/2024)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. July 9, 2024

STAFF PRESENT: Joanie Poore, Brian Hansen, Michelle Therkildsen, Latina Jackson, Sal Issaka, Philisa Smith, Susan Gilroy, Ashley Hatheway, Michael Wehling, Sarah Nothhorn, Charles Karl, Lindsey Anderson

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

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Joel Dougherty, Vice Chair
Christine Johnson
Danielle Goodwin (arrived late, after consent)
Tony Veland

Commissioners Absent:

Jennifer Taylor

3. PUBLIC COMMENTS:

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

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore discussed multiple HUD site visits this year, and noted the ongoing efforts for partnership between Omaha Housing Authority and the North Omaha Community Partnership (NOCP). Ms. Poore discussed the community resource fairs, sponsored by NOCP. Ms. Poore noted continued efforts to provide community health workers in each tower. Lastly, Ms. Poore discussed the Southside Terrace phase 1 groundbreaking event.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

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

5.1.1. Minutes of Previous Regular Board Meeting (06/06/2024)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2024-60 OHA Past Due Write-Offs
- 5.1.2.2. Resolution 2204-61 Construction Contractors Services, Pool of Vendors, Renewal
- 5.1.2.3. Resolution 2024-62 Security Services, Signal of Omaha, Renewal

Chair Levy questioned if any items needed removed off the Consent Agenda for further discussion. No items were removed.

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

Motion passed. Aye-4, Nay-0

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye

Chair Levy questioned if there were any department reports to discuss. Ms. Poore asked Ms. Hatheway to provide a financial update, and discussion ensued regarding property management work orders and unit turnover rates.

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

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

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Johnson, seconded by Commissioner Dougherty, to move into Executive Session for personnel and legal matters at 8:57 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye

Commissioner Goodwin – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Goodwin, seconded by Commissioner Johnson, to move out Executive Session at 9:32 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye
Commissioner Goodwin – Aye

9. ADJOURNMENT:

MOTION by Commissioner Veland seconded by Commissioner Dougherty to adjourn the meeting at 9:33 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye
Commissioner Levy – Aye
Commissioner Goodwin – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions (August)

5.1.2.1. Resolution 2024-63 OHA Past Due Write-Offs

July 2024 Write- Offs

Property/resident Codes	Payment Plans	Late Fees	Legal Fees	Maintenance Charges	Cleaning/Move out Charges	rent	Grand Total	Explanation of larger balances \$1200.00
Ernie Chambers				1960			1960	
Jun				1960			1960	Maintenance and cleaning fees
x0076612				1960			1960	
Securities Building		569					569	
Jun		569					569	
x0033557		569					569	Returned check for past due balance
Evans Tower						24	24	
Jun						24	24	
t008873						24	24	
Pine Tower		70		110		113	293	
Jul		70		110		113	293	
t0078834		70		110		113	293	
Scattered Site North East		316	150	1200		7643	9309	
May						2168	2168	
x0073917						2168	2168	4 months rent
Jul		316	150	1200		5475	7141	
t0030678		316	150	1200		5475	7141	10 months rent, cleaning and removal of personal property
Scattered Site South East		35		165		1091	1291	
Jul		35		165		1091	1291	
t0049511		35		165		1091	1291	1 months rent,cleaning charges
Southside Terrace		60		325	150	289	824	
Jun		60		325	150	289	824	
t0076135		35		325		272	632	
x0075764		25			150		175	
y0075805						17	17	
Underwood Tower		70				2659	2729	7 months rent
Jul		70				2659	2729	
x0067859		70				2659	2729	
Grand Total		569	551	150	3760	150	11819	16999

RESOLUTION No. 2024-63
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of July 23 2024, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS the total charge-off for this period is \$16,999 which represents 11 tenants:
and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2024-64 Hazardous Materials Consulting, Renewal

RESOLUTION NO. 2024 - 64
RENEWAL OF CONTRACT FOR HAZARDOUS MATERIAL CONSULTING SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Terracon Consultants Inc., to provide hazardous material consulting services;

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

WHEREAS, the current contract will expire in October 2024, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$200,000, and OHA staff does not recommend increasing the funding, for a total cumulative contract amount of \$200,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Terracon Consultants, Inc. to provide hazardous material consulting services, with no increase in the contract amount;

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 Terracon Consultants Inc. to provide hazardous material consulting services, with no increase in the contract amount.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2024-65 Hazardous Materials Abatement, Renewal

Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: August 1, 2024

Re: Recommendation for Contract Renewal – Hazardous Materials Abatement

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve renewal of the contracts with H.H.E.R.S., LLC, New Horizons, All Dry Services of Omaha and Lincoln, and Wheeler Contracting, Inc for the hazardous material abatement services for a one-year term. This would be the first one-year renewal with OHA reserving the right to renew for three (3) additional one-year terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 22-HAZABATE-58	2022-58	9/26/2022	\$250,000	\$250,000	4	4	9/25/2023
First Renewal	2023-85	9/26/2023	\$250,000	\$500,000	3	4	9/25/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Second Renewal	2024-TBD	9/26/2024	\$0	\$500,000	3	4	9/25/2025

CONTRACTOR STATUS:

Company Name	MBE/WBE	Section 3 Business	Expended as of 6/30/2024
H.H.E.R.S., LLC	MBE	No	\$ 6,000
New Horizons	No	No	\$ 0
All Dry Services of Omaha and Lincoln	No	No	\$ 32,208
Wheeler Contracting, Inc	No	No	\$ 0

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Department’s Operating Budgets and Capital Grant Funds

SPONSOR(S): Jennifer Dexter, Procurement Management
Charles Karl, Capital Improvements Manager

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 - 65
RENEWAL OF CONTRACTS FOR HAZARDOUS MATERIALS ABATEMENT

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with H.H.E.R.S., LLC; New Horizons; All Dry Services of Omaha and Lincoln; and Wheeler Contracting, Inc. for hazardous material abatement services;

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

WHEREAS, the current contracts will expire in September 2024, and staff recommends renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contracts was \$500,000, jointly and severally, and OHA staff does not recommend increasing the funding, for a total cumulative amount of \$500,000, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contracts with H.H.E.R.S., LLC; New Horizons; All Dry Services of Omaha and Lincoln; and Wheeler Contracting, Inc. for one-year terms and with no increase in the contract amount of \$500,000, jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contracts with H.H.E.R.S., LLC; New Horizons; All Dry Services of Omaha and Lincoln; and Wheeler Contracting, Inc. for one-year terms and with no increase in the contract amount of \$500,000 jointly and severally to provide hazardous material abatement services.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2024-66 Janitorial Vacant & Office Cleaning Services

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: August 1, 2024

Re: Recommendation for Contract Renewal – Janitorial Vacant and Office Cleaning Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a renewal of the contracts with Able Omaha Service, Gazellas Bright, Ground Zero Service, Hand 2 Hand Cleaning Service, LLC., Miyawa Restoration, JC-Just Clean, and Room 2 Fit for Janitorial Vacant and Office Cleaning services in an amount not to exceed \$550,000, jointly and severally. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner’s approval.

PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
23-Janitorial-92	2023-92	9/11/2023	\$550,000	\$550,000	4	7	09/10/2024

PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Second Renewal	2024-TBD	9/11/2024	\$550,000	\$1,100,000	3	7	09/10/2025

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 6/30/2024
Able Omaha Service	MBE		\$1,300
Gazellas Bright	MBE/WBE		\$93,814
Ground Zero Service	MBE		\$19,030
Hand 2 Hand Cleaning Service, LLC	MBE/WBE		\$9,475
JC-Just Clean	MBE/WBE		\$94,915
Room 2 Fit	MBE/WBE		\$0
Miyawa Restoration	MBE/WBE		\$0

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Operating budget for property utilizing the service

SPONSOR(S): Jennifer Dexter, Procurement Manager
Michael Wehling, Senior Director of Housing Operations

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 - 66
RENEWAL OF CONTRACTS FOR JANITORIAL VACANT AND OFFICE CLEANING

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with seven vendors to provide janitorial vacant units and office cleaning services;

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

WHEREAS, the current contracts will expire September 2024, and staff recommends renewal of the contract for an additional one-year terms;

WHEREAS, the previous cumulative amount of the contracts was \$550,000, and staff recommends an increase in the contract amount of \$550,000, for a total cumulative amount of \$1,100,000, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contracts with Able Omaha Services; JC Just Clean; Gazellas Bright, LLC; Ground Zero; Hand 2 Hand Cleaning; Room to Fit; and Miyawa Restoration to provide janitorial and cleaning services for OHA vacant units and offices, with total contract amount not to exceed \$1,100,000 jointly and severally, and for a contract term of one year with an option to renew for three additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contracts with the seven firms named above to provide janitorial and cleaning services for OHA vacant units and offices, with total contract amount not to exceed \$1,100,000 jointly and severally, and for a contract term of one year with an option to renew for three additional one-year terms.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.5. Resolution 2024-67 Trash Removal, Renewal

RESOLUTION NO. 2024 - 67
RENEWAL OF CONTRACTS FOR TRASH REMOVAL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with DyNasty Movers, LLC; A & B Construction and Rehab; First Investment Renovation; Miyawa Restoration, LLC; Ground Zero Services; All Around Brown, LLC; Mayhill General Contracting, LLC; GS Elite Services; and K & L Construction to provide trash removal services at its properties;

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

WHEREAS, the current contracts will expire in October 2024, and staff recommends renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contracts was \$350,000, jointly and severally, and OHA staff recommends increasing the funding by an additional \$175,000, for a total cumulative amount of \$525,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contracts with DyNasty Movers, LLC; A & B Construction and Rehab; First Investment Renovation; Miyawa Restoration, LLC; Ground Zero Services; All Around Brown, LLC; Mayhill General Contracting, LLC; GS Elite Services; and K & L Construction for one-year terms to provide trash removal service, and with an increase in the contract amount of \$175,000, jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contracts with DyNasty Movers, LLC; A & B Construction and Rehab; First Investment Renovation; Miyawa Restoration, LLC; Ground Zero Services; All Around Brown, LLC; Mayhill General Contracting, LLC; GS Elite Services; and K & L Construction for one-year terms to provide trash removal service, and with an increase in the contract amount of \$175,000, jointly and severally.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.6. Resolution 2024-68 Elevator Inspections & Maintenance

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: August 1, 2024
Re: Recommendation for Contract – Kone

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Kone, Inc. to provide elevator inspection and maintenance services for all OHA locations in an amount not exceed \$500,000. This contract would be for a term of three (3) years with OHA reserving the right to renew for two (2) additional one-year terms with the approval of the Board of Commissioners.

EXPLANATION:

OHA contracts with an outside vendor to inspect and maintain the elevators on a regular basis to assure safe and dependable operation.

Housing Authorities are encouraged to tie purchasing activities to state and local contracts whenever feasible. The City of Kansas City, Missouri issued an IFB for Elevator Maintenance and Repair Services and awarded a contract to Kone, Inc. as a result of the solicitation. OHA reviewed the solicitation found it meeting all criteria for a piggy-back of the intergovernmental solicitation.

In an effort to determine local price reasonableness prior to entering into a contract, OHA staff evaluated Kone’s pricing structure under the proposed contract against quotes received from local elevator companies shown below.

Elevator Service Company	Annual Inspection Services	Mechanic-Regular	Mechanic-OT	Mechanic-Sunday/Holiday	Helper
Kone	\$ 89,460	\$ 221.17	\$ 376.00	\$ 442.35	\$ 186.46
Otis Elevator Company	\$ 93,120	\$ 275.00	\$ 465.00	\$ 550.00	\$ 233.75
Schindler	\$ 234,290	\$ 346.00	\$ 663.00	\$ 780.00	\$ 277.00

Otis Elevator Company’s quote reflects inspections only. All maintenance with this company would be charged at hourly rates and material cost. In comparison, Kone will perform maintenance adjustments under the related inspection charge unless the maintenance requires additional parts or materials. The third vendor, Schindler’s, quote was considerably higher either vendor.

METHOD OF PROCUREMENT: Intergovernmental (piggy-back)

PROJECT COST: \$500,000

SOURCE OF FUNDS: Operation budgets for all OHA locations

SPONSOR(S): Jennifer Dexter, Procurement Manager
Michael Wehling, Senior Director of Housing Operations

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 68
CONTRACT FOR ELEVATOR INSPECTIONS AND MAINTENANCE

WHEREAS, staff of the Omaha Housing Authority (OHA) has identified the need for elevator inspections and maintenance services;

WHEREAS, the HUD Procurement Handbook and regulations at 24 C.F.R. § 85.36 permit OHA to purchase supplies and services through local, county, or state governments' supply, service, or equipment contractors;

WHEREAS, the City of Kansas City, Missouri has a current contract with Kone, Inc., and OHA staff review of the solicitation and contract has determined it meets requirements for intergovernmental solicitation;

WHEREAS, OHA staff reviewed contract pricing in comparison to quotes provided by two local vendors and determined the price reasonableness of the Kone contract; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with Kone, Inc. in a contract amount of \$500,000 for a term of three years, with the option to renew for two additional one-year terms, to provide elevator inspections and maintenance services;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Kone, Inc. in a contract amount of \$500,000 for a term of three years, with the option to renew for two additional one-year terms, to provide elevator inspections and maintenance services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary

5.1.2.7. Resolution 2024-69 Scattered Site Bathroom Renovations Contract
Extension

Memorandum



To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Manager

Date: August 1st, 2024

Re: Recommendation for Contract Amendment – Scattered Site Bathroom Renovation

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an extension to the Scattered Site Bathroom Lead Repairs and Renovation contract with Future Construction Specialties from August 29th, 2024 to February 28th, 2025.

EXPLANATION:

Fourteen scattered site bathrooms require renovation to address lead hazard and cosmetic issues. A contract was signed with Futures Construction Specialties in August 2023 to perform this work. The project scheduled was delayed by several weeks due to tenant relocation and contractor staffing issues. No change in the contract amount is needed.

PROJECT COST:

N/A

SOURCE OF FUNDS:

2019 LBP Grant
2022 CFP Formula Grant

SPONSOR(S):

Charles Karl, Capital Improvements Manager
Jennifer Dexter, Procurement Manager
Michael Wehling, Senior Director of Housing Operations

RECOMMENDED BY:

Joanie Poore, CEO

RESOLUTION NO. 2024 - 69
CONTRACT EXTENSION FOR SCATTERED SITE
HOMES BATHROOM RENOVATION

WHEREAS, on August 2023, in Resolution No. 2023 - 94, the Housing Authority of the City of Omaha (OHA) Board of Commissioners approved a contract with Future Construction Specialties to provide bathroom renovations, including lead hazard remediation services, in specified scattered site units;

WHEREAS, OHA's contract with Future Construction Specialties was for a one-year term with the option to extend for an additional six-month term, to perform lead hazard remediation and bathroom renovation services on scattered site homes;

WHEREAS, completion of this project has been delayed for reasonable reasons; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve a six- month extension of the contract with Future Construction Specialties to provide lead hazard remediation and bathroom renovation services on scattered site homes;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a six-month extension of the contract with Future Construction Specialties to provide lead hazard remediation and bathroom renovation services on scattered site homes.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.3. Development/External Affairs/Public Relations Committee Resolutions
(August)

5.1.3.1. Resolution 2024-70 Project Based Vouchers for New Visions

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: August 1, 2024
Re: Recommendation for Contract – Project-Based Housing Choice Voucher Program

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve the proposal to use Project-Based Housing Choice Vouchers (PBVs) for New Vision Homeless Services in the amount of 21 Section 8 PBVs and 20 VASH PBVs.

METHOD OF PROCUREMENT:

OHA published a Request for Proposals (RFP) soliciting providers of affordable housing regarding the use of Project-Based Housing Choice Vouchers. Staff advertised locally in The Daily Record on February 22nd and 29th, 2024 and connected with 8 local affordable housing providers. The RFP is constructed to remain open to response on a first come, first serve basis for an extended period of time and closed at such time OHA determine or December 31, 2024, whichever comes first. Currently, one proposal to the RFP has been received for evaluation. A committee of OHA staff evaluated the proposal in accordance with the scoring criteria described in the RFP.

Evaluation Scoring	Average Score
New Vision Homeless Services	95.5

OHA Staff is recommending awarding the full request of PBVs to New Horizon Homeless Services.

BACKGROUND:

New Visions Homeless Services proposes to build 46 one bedroom apartments to serve veterans. The project will be located on approximately 10 acres of land at 96th and Blondo Street. See attachments for additional details.

SOURCE OF FUNDS: Section 8 Voucher Funding

SPONSOR(S): Jennifer Dexter, Procurement Manager
Philisa Smith, Director of Housing Choice Voucher Department
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

March 29, 2024

Omaha Housing Authority
1823 Harney Street
Omaha Nebraska 68102

To Whom It May Concern:

On behalf of New Visions Homeless Services, we respectfully submit a request for funding from the 2024 Project-Based Housing Choice Voucher Program for our proposed development at 96th and Blondo Streets in Omaha, Nebraska. The project will encompass a 9.9-acre property and include the construction of 46 one-bedroom apartments for veterans experiencing homelessness. The project will be completed through a collaborative effort, with New Visions Homeless Services serving as the owner and Holy Name Housing Corporation acting as the project lead consultant. New Visions Homeless Services is seeking funding for 20 Project-Based Vouchers VASH and 21 Project-Based Section 8 Vouchers to support this initiative. The location of the property is in close proximity to the Veterans Affairs Hospital, accessible to public transportation, and positioned in a safe neighborhood environment. Additionally, the site is ideal for a Phase II future development of permanent supportive housing units, including townhouses, apartments, and expanded support services.

Our project aligns with the goals of the grant program by addressing the critical need for housing among veterans in our community. Approximately 120 veterans experience homelessness or near homelessness each night in the Omaha area, and New Visions Homeless Services can accommodate up to 52 of them a night on our Veteran's Campus in our transitional housing programs and an additional 14 Veterans in our permanent supportive housing project. The community's Continuum of Care reports a list of veteran names that are consistent over the last year, representing the need for additional housing. This grant project aims to veterans with whole-person services, including stable housing, on-site medical services, a resident community dining room, case management, handicap-accessible handicap on-site medical services, transportation, and a strong network of support. The project aligns closely with the goals of the Program-Based Housing Choice Voucher (PBV) Program by increasing the supply of affordable housing in Omaha for veterans experiencing homelessness. The project will have significant revitalization impact in a neighborhood where quality affordable housing is not readily available, providing greater choices and opportunities in employment, education, transportation, and healthcare for its residents. The new development will also specifically target veterans experiencing homelessness, a special needs population that requires tailored housing solutions and support services. Finally, by creating 46 affordable housing units, the project contributes to the preservation and expansion of affordable housing options in Omaha. We believe that this new development will not only meet but exceed the program's goals, providing a model for future developments aimed at addressing homelessness and affordable housing needs in our community. While the current condition of the proposed units is not yet under construction, we have secured a commitment from Front Porch Investments in the amount of \$350,000 for a repayable and/or forgivable loan and are in the process of submitting for low-income housing tax credits. Additionally, private sector sources are being pursued, and funds are being committed to help meet funding gaps.

New Visions Homeless Services, as the owner, and Holy Name Housing Corporation, as the agency project consultant, have a proven track record of successful housing developments and homeless services. Founded in 1995, New Visions Homeless Services's programs encompass a range of essential services, including emergency shelter, permanent supportive housing, street outreach, prevention services, food security, education services, and specialized services for U.S. veterans experiencing homelessness. New Visions Homeless Services was the first facility in Southwest Iowa to offer a men's emergency shelter, permanent supportive housing for single men and women, a meal site with seating for 250, and a support services building for the homeless and near-homeless. In 2012, New Visions Omaha was established to cater specifically to the needs of U.S. veterans experiencing hunger and homelessness, providing essential services such as food, affordable, quality housing, and comprehensive wraparound services. As the agency project consultant, Holy Name Housing Corporation brings a rich history of 40 years in housing, with numerous accomplishments in our community. Since its establishment, Holy Name Housing Corporation has been revitalizing neighborhoods in Omaha through the renovation of existing homes and the construction of new ones. The agency aims to strengthen neighborhoods and enable individuals to become informed, responsible residents, while respecting everyone's right to quality, affordable housing in a safe and healthy community.

We propose a Housing Assistance Payment (HAP) contract term of 18 months, with anticipated occupancy starting in June 2026. Please find attached the necessary documentation, including site drawings and financing commitments, as required for this application. Thank you for considering our request. We are committed to addressing homelessness among veterans and look forward to the opportunity to partner with you on this important project.

Sincerely,



Brandy Wallar
President and CEO
New Visions Homeless Services (Owner and Property Manager)
1435 N 15th Street
Council Bluffs, IA 51501

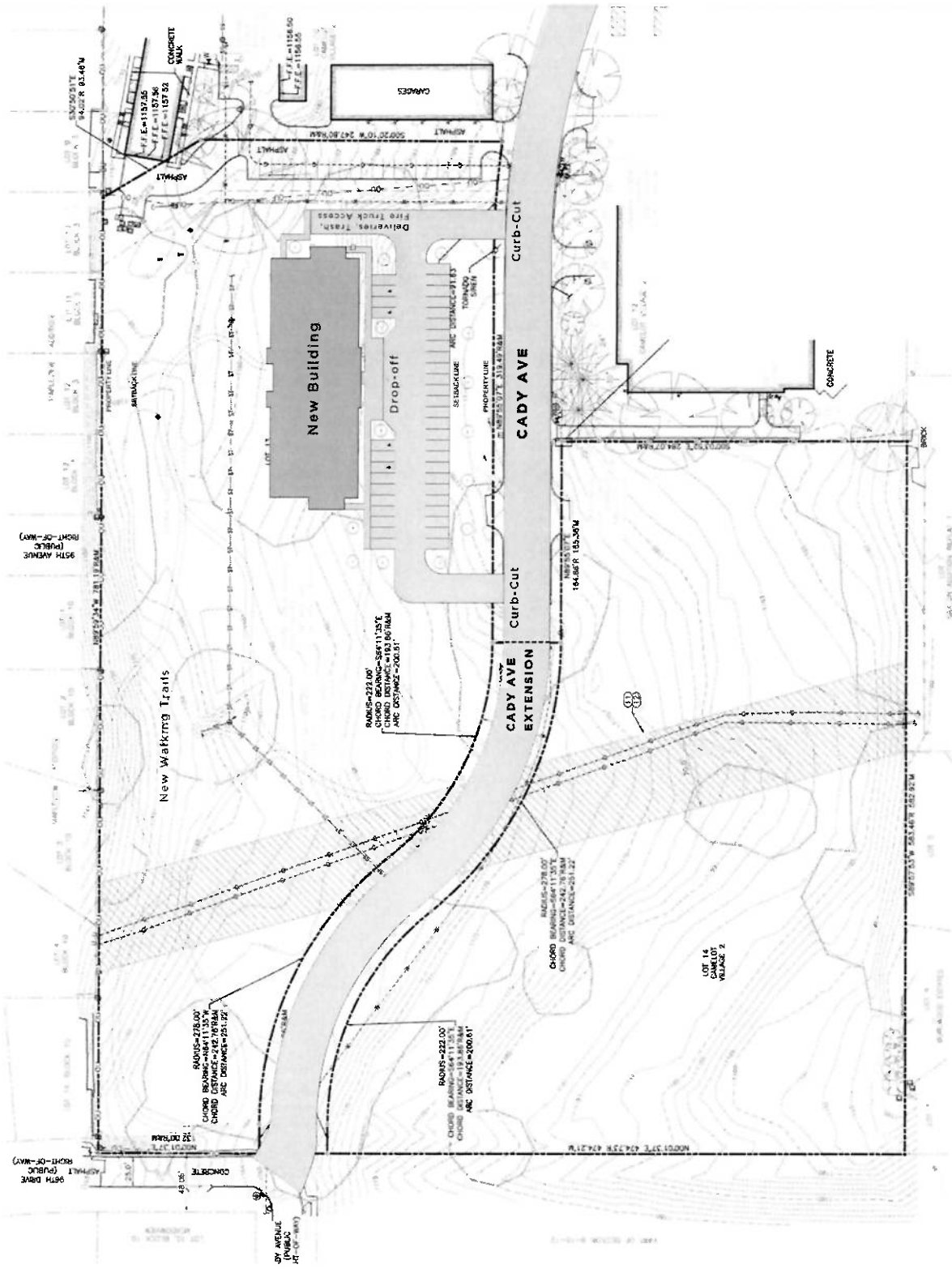
SITE - OVERALL

Unit Mix
1 Bedroom 41 units

Parking
1 Bedroom 61 Provided
Offices 7 33 stalls
Total 68 stalls 40 stalls
5% Bike 65 stalls 40 stalls

Considerations

- Units are for single occupancy only
- 50% of the residents primary transportation is by bicycle



Site Plan | NTS

NEW VISIONS | CONCEPT DESIGN | 3

5.1.3.2. Resolution 2024-71 MOU with Elmington Capital for Lakeside



72 Place - Papillion, NE Project Details:

The proposed project is a new construction affordable housing development comprised of 70 townhome units with surface parking. The site will be comprised of three and four-bedroom units. The project is located on a 6.65-acre parcel located on 72nd Street and Schram Road in Sarpy County, Nebraska. The expected completion date when units will be available for occupancy is set for July 1st, 2027.

This project is in a neighborhood that would offer residents greater choices and opportunities in employment, education, transportation, and healthcare. Located near several major thoroughfares, the property will enhance residents' connectivity to various parts of the city. We believe there to be meaningful job demand drivers in the immediate area, in part due to the project's proximity to a large retail center and the recent development of several nearby market rate apartment buildings.

Amenities at the project will include a modern clubhouse, state-of-the-art fitness center, open greenspace, walking trails and bike storage. Unit interiors will include dishwashers, washers and dryers, patios, vinyl plank flooring, and modern style cabinets.

Elmington is one of the largest developers and managers of affordable housing in the nation. Our team includes experts in investment, construction, design, property management, and community development who work together to ensure we tailor each project to the specific needs of the community it serves. The locations of our projects span Alabama, Connecticut, Florida, North Carolina, Ohio, Tennessee, Texas, South Dakota and Colorado.

In closing, Elmington's extensive track record in developing, owning, and managing affordable housing projects demonstrates our significant expertise and commitment to building and maintaining high quality affordable housing. Our proposed project is designed to be a valuable addition to the Papillion community. Elmington looks forward to working with OHA, and we appreciate your consideration.

MEMORANDUM OF UNDERSTANDING

Elmington Affordable, LLC and the Housing Authority of the City of Omaha

This **MEMORANDUM OF UNDERSTANDING** (this “**MOU**”) is entered into by and between **ELMINGTON AFFORDABLE, LLC**, a Tennessee limited liability company (the “**EALLC**”), and the **HOUSING AUTHORITY OF THE CITY OF OMAHA**, a public body politic and corporate organized and existing under the laws of the State of Nebraska (the “**Authority**”) effective this __ day of June, 2024.

I. BACKGROUND AND INTENT

EALLC is a developer of affordable multi-family housing in numerous states. The Authority is a public body politic and corporate whose mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. EALLC, experienced with affordable housing development, is in the process of obtaining control of certain real property located at 72nd Street and Schram Road, Papillion, Nebraska 68113 (collectively, the “**Property**”) and desires that the Authority or its affiliate partner with EALLC in the development of affordable multifamily rental units on the Property (the “**Project**”). EALLC is applying for a reservation of allocation of low-income housing tax credits (“**LIHTC**”) from the Nebraska Investment Finance Authority (“**NIFA**”) and will participate in the Project by, among other things, procuring community partnership structures (ground lease or land equity) as approved/certified by NIFA, assisting with resident services and program design, collaborating on property management selection and oversight, and/or procuring impact funding or grants from various funding sources in connection with the closing of the LIHTC transaction.

EALLC and the Authority desire to participate in the ownership structure of the Project and materially participate in the operation of the Project in connection with the development of affordable multifamily units in Omaha, Nebraska.

II. ROLES AND RESPONSIBILITIES

EALLC and the Authority agree to carry out the Project, as follows:

1. EALLC will form a limited partnership (the “**Owner LP**”) for the purpose of owning the Project.
2. EALLC or an affiliate of EALLC will serve as the sole managing general partner (the “**GP**”) of the Owner LP. The GP will own approximately 0.009% of the Owner LP.
3. The Authority or its affiliate will be admitted into the Owner LP as either a co-general partner or special limited partner (the “**Co-Developer**”) of the Owner LP. The SLP will own approximately 0.001% of the Owner LP.
4. The duties of the GP and Co-Developer shall be set forth in a partnership agreement of the Owner LP (the “**Partnership Agreement**”) to be entered into among the GP, Co-Developer and an equity investor, as the limited partner (the “**LIHTC Investor**”) of the Owner LP.

5. EALLC, or its affiliate, will own 99.99% of the ownership of the Owner LP prior to the admission of the LIHTC Investor.
6. All reasonable legal fees and expenses incurred by the Authority for the Project in reliance upon this MOU shall be included in the Project's development budget and reimbursed by the Owner LP to the Authority concurrently by the Owner LP with the closing on its construction financing for the Project.
7. EALLC and the Authority acknowledge and agree that the structure of the Owner LP may be subject to NIFA, lender, and/or LIHTC Investor requirements.
 - a. The Authority's roles and responsibilities include:
 - i. The Authority will obtain all operation approvals from the City of Papillion and/or Sarpy County as required by Nebraska Revised Statutes section 71-1588(a).
 - ii. The Authority's direct or beneficial ownership in the Owner LP contemplated herein is expected to generate a one hundred percent (100%) ad valorem tax exemption for the Project. The Authority, on behalf of the Owner LP, shall work with the appraisal district to obtain confirmation of the availability of such exemptions to be effective as of the closing by the Owner LP on its construction financing for the Project.
 - iii. Lead communication with the United States Department of Housing and Urban Development ("**HUD**") for obtaining any approvals in connection with the (i) Environmental Assessment outlined in 24 C.F.R. Part 58 ("**Part 58**") and (ii) Subsidy Layering Reviews ("**SLR**", and together with Part 58, the "**HUD Approvals**").
 - b. EALLC's roles and responsibilities include:
 - i. Lead financing structure for development of the Project including selecting the lender and negotiating the loan terms on behalf of the Owner LP
 - ii. Provide any guarantees of construction completion, operating expenses, repayment, compliance, tax credit delivery, and the like that may be required in connection with the construction financing, permanent financing, and/or equity financing
 - iii. Fund all pre-development costs needed to close on construction financing for the Project, along with any necessary funding during or after construction
 - iv. Provide all development services to the Owner LP, including but not limited to, obtaining the services of design professionals for the design of the site plan and design of the Project, selecting the general contractor and providing construction management and administrative services, preparing and executing all funding draw requests and contractor requisitions, and obtaining all governmental approvals and permits needed to construct and operate the Project
 - v. Apply on behalf of the Owner LP for a commitment of LIHTC, including but not limited to the preparation of all applications, reports and other submissions as necessary, and if the Owner LP receives an allocation of LIHTC, selecting the manner in which the LIHTCs will be sold to facilitate equity financing and admission of the LIHTC Investor, the negotiation of equity financing terms, including but not limited to the Partnership Agreement
 - vi. Prepare and provide documents required in connection with the HUD Approvals

- vii. Lead compliance and NIFA reporting with internal and external partners
- viii. Provide asset management services
- ix. Provide all accounting and oversight of Owner LP tax returns
- x. EALLC or such other designated affiliate shall serve as the property manager for the Project and shall provide property management services to the Project

For the avoidance of doubt, EALLC shall have the right to make all major decisions on behalf of the Owner LP with respect to items above and those relating to the construction financing, permanent financing, LIHTC investment and guarantees related to same.

- 8. EALLC, or its affiliates, will be developer with respect to the Owner LP and the Project. The developer fee will be paid as provided in Article III.
- 9. EALLC and the Authority will be entitled to certain fees, distributions and such other compensation as described in Article III below.
- 10. Both the Authority and EALLC agree to comply in all respects with (and to remain in compliance) with the rules, regulations and requirements of the LIHTC program (collectively, the “**TC Programs**”) applicable to the Project. Neither the Authority nor EALLC shall be entitled to terminate any agreement or otherwise terminate the relationship described herein, except in the event of a continuing breach of any Project-related agreement or document by the other party.

Subject to terms and conditions of the Partnership Agreement of Owner LP and the requirements of the TC Programs, all major decisions with respect to the items listed in Article II above will be reserved to EALLC and with respect to these items, the Authority will have no ability to bind the Owner LP, the Project, EALLC or the LIHTC Investor without the prior written consent of EALLC or as otherwise provided in the Partnership Agreement of the Owner LP. Notwithstanding the foregoing, the Authority will cooperate and will execute such reasonable documents required in connection with the closing of a LIHTC transaction, including the construction loan closing (such as resolutions, agreements and certificates). The Authority will not provide any guaranties or other forms of security for any loans or grants to the Owner LP, and EALLC will indemnify the Authority with respect to the Project.

III. MEMBER’S COMPENSATION

Subject to the conditions below, the Owner LP shall pay/distribute to the Authority and EALLC the following amounts in connection with their respective participation in the Project:

- 1. The Authority or its affiliate, as Co-Developer, shall be entitled to ten percent (10.00%) of all residual cash flow distributions from the Owner LP. EALLC shall be entitled to ninety percent (90.00%) of all residual cash flow distributions from the Owner LP.
- 2. The Authority shall be entitled to twenty percent (20.00%) of the developer fee payable by the Owner LP. EALLC shall be entitled to eighty percent (80.00%) of the developer fee payable by the Owner LP.

The amounts outlined in this Article III above and the reimbursement outlined in Article II above will be the only amounts payable to the Authority relating to the Authority’s services in connection with and participation in the Project and ownership of the SLP interest in the Owner LP.

Notwithstanding any other provision in this MOU, no payments under this Article III shall be required to be made to the Authority, or on its behalf, until the admission of the LIHTC Investor into the Owner LP.

IV. GENERAL

The parties desire to memorialize their general understanding with respect to the parties' participation, roles, responsibilities and compensation in connection with the Project pursuant to this MOU.

This MOU and the legal relations between the parties hereto shall be governed by and construed and enforced in accordance with the laws of the state of Nebraska. All claims, disputes and other matters in question arising out of or relating to this MOU, shall be decided by proceedings instituted and litigated in a court of competent jurisdiction in Omaha, Nebraska, and the parties hereto expressly consent to the venue and jurisdiction of such court. This MOU shall not be construed more strictly against one party hereto than against any other party hereto merely by virtue of the fact that it may have been prepared by counsel for one of the parties. This MOU may be executed in a number of identical counterparts. This MOU may be executed by facsimile and/or .pdf signatures which shall be binding on the parties hereto and accepted as originals. This paragraph will survive any termination of this MOU. Notwithstanding anything to the contrary herein, all obligations and actions contemplated by this MOU shall occur within five (5) years of execution of this MOU. The Parties may extend the term of this MOU by mutual agreement thereafter.

The terms and conditions of this MOU are confidential and are not to be disclosed by either party to anyone outside of the other party other than to such party's employees, legal counsel and other agents or representatives. Each party represents that it has the power and authority to enter into this MOU.

Each party represents that the compliance with or fulfillment of the terms and conditions hereof will not conflict with, or result in a breach of, the terms, conditions or provisions of, or constitute a default under, any contract or other arrangement to which such party is a party or by which such party is otherwise bound.

The Authority's execution of this MOU is subject to approval by the Authority's Board.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this MOU as of the date first above written.

EALLC:

ELMINGTON AFFORDABLE, LLC,
a Tennessee limited liability company

By: _____
Name: _____
Its: _____

AUTHORITY:

**HOUSING AUTHORITY OF THE CITY
OF OMAHA,**
a Nebraska public body politic and corporate

By: _____
Name: _____
Its: _____

5.1.3.3. Resolution 2024-72 Sale of Houses to Project Houseworks

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: September 5, 2024
Re: Section 18 application to HUD for sale of 3 units to Project Houseworks

RECOMMENDED ACTION:

OHA staff recommends Board approval for OHA to submit a Section 18 disposition application to HUD for 3 OHA scattered site units. OHA's plan is to sell these 3 units to Project Houseworks at appraised value.

OHA's Section 18 application will provide that, if any of these 3 units is not sold to Project Houseworks, then OHA may pursue market sale or, alternately, OHA may pursue PBV conversion including transfer of ownership to River City Housing.

EXPLANATION:

Beginning in 2023, OHA inspected & reviewed its entire stock of scattered site public housing units to plan repositioning options. OHA recognized that this would include sale of some units. If units are planned for sale, when possible, OHA would prefer sale to local nonprofit affordable housing providers.

Project Houseworks wishes to purchase 3 OHA scattered site units. Project Houseworks is an Omaha-based nonprofit that began operations in 1995. (Information about Project Houseworks is attached.) Their plan is to purchase & rehab these 3 units for sale to low- and moderate-income families as part of their Home Affordability Program. Project Houseworks would purchase at appraised values. If approved by HUD, the sale would include covenants requiring the properties to be maintained as affordable housing per HUD requirements.

Dev	Appraised Value
SCSE	\$205,000
SCSE	\$144,000
SCNE	\$125,000

All 3 units are occupied. OHA gave written notice to the residents and held two resident meetings via Zoom to explain OHA's plans and residents' relocation rights and benefits. OHA also established a special email address (OHAPlans@OHAuthority.org) for ongoing resident input and questions. Each family will be offered a Housing Choice Voucher, and CVR Associates will provide relocation services and housing search assistance. OHA & CVR staff will continue to meet with residents as the process progresses.

The environmental reviews are complete. This application can be submitted to HUD following Board approval.

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 -- 72
HUD SECTION 18 APPLICATION: SALE OF 57 SCATTERED SITE UNITS

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

WHEREAS, OHA staff has identified 57 scattered site units agency-wide with capital needs and maintenance needs that are disproportionately costly for OHA to retain as part of its housing stock and that staff recommends for sale, which requires HUD approval of a Section 18 disposition application;

WHEREAS, sale of the units will be offered first to the current tenant, who will have first right to purchase the unit at appraised value, and otherwise properties would be sold on the public market, and if any units are not sold OHA may pursue project-based voucher conversion;

WHEREAS, OHA submission of a Section 18 application requires consultation with the City of Omaha, which consultation has been conducted, and OHA has obtained a letter of support from the Mayor of the City of Omaha regarding OHA's plans for repositioning of scattered site units:

WHEREAS, OHA submission of a Section 18 application requires consultation with resident organizations, and OHA staff has consulted with the Central Advisory Committee;

WHEREAS, OHA submission of a Section 18 application requires consultation with the residents affected, and OHA staff has provided notice and held resident meetings;

WHEREAS, staff has consulted with the OHA Board in regard to all material parts of the Section 18 disposition application including the justification for disposition; the proposed method of disposition; the proposed use of proceeds, and relocation plans; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners authorize OHA staff to submit Section 18 disposition applications to HUD for disposition of 57 scattered site units;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby authorizes OHA staff to submit Section 18 applications to HUD for disposition of 57 scattered site units; and furthermore the Board authorizes OHA's CEO, Joanie Poore, and General Counsel, Brian Hansen, to take such actions and execute such documents as needed for submission of the Section 18 application.

David Levy, Chair, OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary

5.1.3.4. Resolution 2024-73 Sale of Multiple Scattered Site Units

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: September 5, 2024

Re: Section 18 disposition application to HUD: Sale of 57 scattered site units

RECOMMENDED ACTION:

OHA staff recommends Board approval for OHA to submit Section 18 applications to HUD for disposition of 57 scattered site units. The current residents will have first right to purchase the unit they occupy at appraised value. Otherwise, the properties will be sold on the market. If any units are not sold, OHA will pursue PBV conversion including transfer of ownership to River City Housing.

EXPLANATION:

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

OHA provided initial written informational notice to the residents & held 2 resident meetings to explain OHA's proposed plans and residents' relocation rights and to receive residents' input. OHA also established an email address (OHAPPlans@OHAAuthority.org) dedicated to ongoing resident input and questions. Each family will be offered a Housing Choice Voucher, and CVR Associates will provide relocation services. OHA & CVR staff will continue to communicate & meet with residents as OHA's plans progress.

Current residents will be offered first right to purchase the unit they occupy at appraised value. OHA's written notice informed residents of this option, and resident meetings included information & discussion about homeownership. OHA's Family Self-Sufficiency (FSS) program staff provided information about OHA's FSS program and also contact information for local homeownership preparation services and lenders.

Staff expects that Section 18 disposition applications will be submitted in phases, primarily based on timing of completion of environmental reviews. In addition, there are various other HUD requirements for Section 18 applications that are still pending. In our meetings with residents, we informed residents that timeframes are not certain and that we anticipate required relocation moves no earlier than Spring 2025. OHA & CVR staff will continue to communicate and meet with residents as the process progresses.

Although some HUD application requirements are not complete, OHA staff is requesting Board approval now because OHA anticipates future delays in HUD processing. HUD is in the process of changing its software platform for Section 18 applications. At present, we do not know the date of this change. HUD previously informed PHAs that, when it begins conversion, there may be a delay of 3+ months during which it will not be able to accept new Section 18 applications. HUD stated that, before the transition begins, it would accept partial/incomplete Section 18 applications that include certain required information, including resident consultation and Board approval. OHA staff is requesting Board approval now so that we are ready to submit applications when HUD informs us of the new conversion date.

RECOMMENDED BY: Joanie Poore, CEO

SCATTERED SITE UNITS PLANNED FOR SALE or CONVERSION

08/12/24

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
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PROJECT HW	SCSE	7611	865 S 60th ST	
PROJECT HW	SCSE	7870	1916 S 11th ST	
PROJECT HW	SCNE	0009	2218 N 51st ST	

SHERWOOD	SCNE	1475	2520 GRANT ST	
SHERWOOD	SCNE	1476	2522 GRANT ST	
SHERWOOD			2524 GRANT ST	LAND (NO UNIT)

MARKET	SCNE	0019	6106 RUGGLES ST	
MARKET	SCNE	4108	4406 N 53 ST	
MARKET	SCNE	4110	6328 NEWPORT AVE	
MARKET	SCNE	4114	6628 VERNON AVE	
MARKET	SCNE	4164	6511 FRANKLIN ST	
MARKET	SCNE	7510	3915 N 54 ST	
MARKET	SCNE	7511	6714 N 35 ST	
MARKET	SCNE	7515	7024 N 33 ST	
MARKET	SCNE	7518	5421 N 69 ST	
MARKET	SCNE	7527	4835 ERSKINE ST	
MARKET	SCNE	7532	2867 MARTIN AVE	
MARKET	SCNE	7549	2024 N 60 ST	
MARKET	SCNE	7564	3938 N 67 ST	
MARKET	SCNE	7596	6531 SPENCER ST	
MARKET	SCNE	7598	6761 BEDFORD AVE	
MARKET	SCNE	7607	5001 CHARLES ST	
MARKET	SCNE	7623	3704 CASS ST	
MARKET	SCNE	7686	6771 MANDERSON ST	
MARKET	SCNE	7690	3909 N 60 ST	
MARKET	SCNE	7695	1809 N 70 AVE	
MARKET	SCNE	7703	5535 N 66 ST	DELAY FLOOD PLAIN
MARKET	SCNE	7729	5524 N 61 ST	
MARKET	SCNE	7736	2508 N 65 ST	
MARKET	SCNE	7737	6111 SEWARD ST	
MARKET	SCNE	7739	6056 ELLISON AVE	
MARKET	SCNE	7747	5429 N 69 AVE	
MARKET	SCNE	7775	6941 WIRT ST	
MARKET	SCNE	7857	2710 N 25 ST	

MARKET	SCNW	4156	2624 N 88 ST	
MARKET	SCNW	7523	9448 MIAMI ST	
MARKET	SCNW	7630	12918 BROWNE ST	
MARKET	SCNW	7637	10630 CHARLES ST	
MARKET	SCNW	7643	4218 N 129 ST	
MARKET	SCNW	7678	8129 BURDETTE ST	
MARKET	SCNW	7683	9639 BOYD ST	
MARKET	SCNW	7689	9636 SPRAGUE ST	
MARKET	SCNW	7699	4517 N 96 ST	
MARKET	SCNW	7789	13011 CADY AVE	

MARKET	SCSE	0004	4958 S 37 ST	
MARKET	SCSE	4147	2743 S 50 ST	
MARKET	SCSE	7521	2942 MARTHA ST	
MARKET	SCSE	7524	5524 POPPLETON AVE	
MARKET	SCSE	7548	2533 S 46 AVE	
MARKET	SCSE	7565	2521 F ST	
MARKET	SCSE	7567	910 S 25 AVE	
MARKET	SCSE	7572	1121 S 51 ST	
MARKET	SCSE	7602	5568 MAYBERRY AVE	
MARKET	SCSE	7612	1430 S 12 ST	
MARKET	SCSE	7614	2215 S 13 ST	DELAY REQ' s PHASE I
MARKET	SCSE	7615	1903 S 28 ST	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
MARKET	SCSE	7627	6348 POPPLETON AVE	
MARKET	SCSE	7629	2006 ATWOOD AVE	
MARKET	SCSE	7653	5621 S 51 ST	
MARKET	SCSE	7661	3622 POLK ST	
MARKET	SCSE	7670	4025 S 39 AVE	
MARKET	SCSE	7676	1351 S 22 ST	
MARKET	SCSE	7650	550 S 70 ST	
PBV	SCNE	0001	1213 N 72 ST	
PBV	SCNE	0023	6718 HIMEBAUGH ST	
PBV	SCNE	1424	2522 BLONDO ST	
PBV	SCNE	1425	2520 BLONDO ST	
PBV	SCNE	1426	2516 BLONDO ST	
PBV	SCNE	1427	2518 BLONDO ST	
PBV	SCNE	1428	3221 N 26 AVE	
PBV	SCNE	1429	3223 N 26 AVE	
PBV	SCNE	1430	3229 N 26 AVE	
PBV	SCNE	1464	3231 N 26 AVE	
PBV	SCNE	1473	2429 LIZZIE ROBINSON AVE	
PBV	SCNE	1474	2431 LIZZIE ROBINSON AVE	
PBV	SCNE	4023	3117 LINCOLN BLVD	
PBV	SCNE	4024	3151 LINCOLN BLVD	
PBV	SCNE	4027	3873 FRANKLIN ST	
PBV	SCNE	4028	3875 FRANKLIN ST	
PBV	SCNE	4029	3877 FRANKLIN ST	
PBV	SCNE	4030	3879 FRANKLIN ST	
PBV	SCNE	4031	1507 N 38 ST	
PBV	SCNE	4032	1509 N 38 ST	
PBV	SCNE	4033	2727 N 28 AVE	
PBV	SCNE	4034	2729 N 28 AVE	
PBV	SCNE	4035	6816 WESTERN AVE	
PBV	SCNE	4036	6818 WESTERN AVE	
PBV	SCNE	4037	3620 HAWTHORNE AVE	
PBV	SCNE	4038	3622 HAWTHORNE AVE	
PBV	SCNE	4039	2109 WIRT ST	
PBV	SCNE	4040	2107 WIRT ST	
PBV	SCNE	4041	2205 JOHN CREIGHTON BLVD	
PBV	SCNE	4042	2207 JOHN CREIGHTON BLVD	
PBV	SCNE	4043	3612 BURDETTE ST	
PBV	SCNE	4044	3614 BURDETTE ST	
PBV	SCNE	4045	3612 GRANT ST	
PBV	SCNE	4046	3614 GRANT ST	
PBV	SCNE	4047	7505 N 33 ST	
PBV	SCNE	4048	7507 N 33 ST	
PBV	SCNE	4049	7515 N 33 ST	
PBV	SCNE	4050	7517 N 33 ST	
PBV	SCNE	4051	4373 KANSAS AVE	
PBV	SCNE	4052	4375 KANSAS AVE	
PBV	SCNE	4053	4939 N 14 ST	
PBV	SCNE	4054	4941 N 14 ST	
PBV	SCNE	4055	5029 RUGGLES ST	
PBV	SCNE	4056	5031 RUGGLES ST	
PBV	SCNE	4057	5037 RUGGLES ST	
PBV	SCNE	4058	5039 RUGGLES ST	
PBV	SCNE	4059	6501 HAMILTON ST	
PBV	SCNE	4060	6503 HAMILTON ST	
PBV	SCNE	4061	6505 HAMILTON ST	
PBV	SCNE	4062	6507 HAMILTON ST	
PBV	SCNE	4063	6001 PARK LANE DR	
PBV	SCNE	4064	6003 PARK LANE DR	
PBV	SCNE	4065	6005 PARK LANE DR	
PBV	SCNE	4066	6007 PARK LANE DR	
PBV	SCNE	4067	3315 CRAIG ST	
PBV	SCNE	4068	3317 CRAIG ST	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
PBV	SCNE	4069	3323 CRAIG Ave	
PBV	SCNE	4070	3325 CRAIG AVE	
PBV	SCNE	4071	8206 N 36 ST	
PBV	SCNE	4072	8208 N 36 ST	
PBV	SCNE	4101	3965 SCOTT ST	
PBV	SCNE	4103	5319 N 48 AVE	
PBV	SCNE	4104	5075 WHITMORE ST	
PBV	SCNE	4106	5044 BEDFORD AVE	
PBV	SCNE	4109	5004 N 60 AVE	
PBV	SCNE	4111	5418 N 63 ST	
PBV	SCNE	4112	6318 PARK LANE DR	
PBV	SCNE	4113	6912 N 65 AVE	
PBV	SCNE	4115	6228 N 68 ST	
PBV	SCNE	4152	5639 LAKE ST	
PBV	SCNE	5003	3415 N 28 AVE	
PBV	SCNE	5004	3417 N 28 AVE	
PBV	SCNE	5007	2552 MANDERSON ST	
PBV	SCNE	5008	2554 MANDERSON ST	
PBV	SCNE	5015	4205 LARIMORE AVE	
PBV	SCNE	5016	4207 LARIMORE AVE	
PBV	SCNE	5017	3326 N 45 ST	
PBV	SCNE	5018	3328 N 45 ST	
PBV	SCNE	5019	2106 BURDETTE ST	
PBV	SCNE	5020	2108 BURDETTE ST	
PBV	SCNE	7513	6325 PRATT ST	
PBV	SCNE	7514	2805 N 70 ST	
PBV	SCNE	7516	3034 REDICK AVE	
PBV	SCNE	7520	7211 N 71 CIR	
PBV	SCNE	7526	2040 N 65 ST	
PBV	SCNE	7530	2884 TITUS AVE	
PBV	SCNE	7533	2324 N 71 ST	
PBV	SCNE	7534	2590 VANE ST	
PBV	SCNE	7541	6417 READ ST	
PBV	SCNE	7560	7413 N 28 ST	
PBV	SCNE	7563	1420 N 60 ST	
PBV	SCNE	7578	5605 AMES AVE	
PBV	SCNE	7584	6202 N 63 ST	
PBV	SCNE	7594	6509 N 32 ST	
PBV	SCNE	7605	6918 PINKNEY ST	
PBV	SCNE	7619	3830 N 65 ST	
PBV	SCNE	7691	5412 N 61 AVE	
PBV	SCNE	7694	2617 N 67 ST	
PBV	SCNE	7733	2030 N 67 ST	
PBV	SCNE	7754	3874 N 65 AVE	
PBV	SCNE	7767	4337 GRAND AVE	
PBV	SCNE	7768	4328 EMMET ST	
PBV	SCNE	7769	4216 OHIO ST	
PBV	SCNE	7770	4336 OHIO ST	
PBV	SCNE	7771	4730 N 40 ST	
PBV	SCNE	7773	3712 FRANKLIN ST	
PBV	SCNE	7774	2902 PRATT ST	
PBV	SCNE	7836	2893 READ ST	
PBV	SCNE	7837	2895 READ ST	
PBV	SCNE	7854	4548 N 62 ST	
PBV	SCNE	7858	2129 WIRT ST	
PBV	SCNE	8136	2521 PARKER	
PBV	SCNE	8137	2527 PARKER ST	
PBV	SCNE	8138	2530 PARKER ST	
PBV	SCNE	8139	2533 PARKER ST	
PBV	SCNE	8140	2502 DECATUR ST	
PBV	SCNE	8141	2503 DECATUR ST	
PBV	SCNE	8142	2509 DECATUR ST	
PBV	SCNW	0002	4411 N 91 ST	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
PBV	SCNW	0013	9465 SPENCER ST	
PBV	SCNW	0014	7705 VERNON AVE	
PBV	SCNW	0015	7809 SEWARD ST	
PBV	SCNW	4116	6329 N 75 ST	
PBV	SCNW	4117	7624 MARY ST	
PBV	SCNW	4118	9348 CAMDEN AVE	
PBV	SCNW	4126	7540 RICHMOND DR	
PBV	SCNW	4127	1516 N 93 ST	
PBV	SCNW	4129	9130 RUGGLES ST	
PBV	SCNW	4130	11018 FRANKLIN CIR	
PBV	SCNW	4131	10823 OAKBROOK DR	
PBV	SCNW	4132	10612 IZARD ST	
PBV	SCNW	4133	1626 N 111 ST	
PBV	SCNW	4151	7760 WESTERN AVE	
PBV	SCNW	4153	9142 GRAND AVE	
PBV	SCNW	4154	10012 PRATT ST	
PBV	SCNW	4157	1312 COLE CREEK DR	
PBV	SCNW	4162	9710 GRAND AVE	
PBV	SCNW	4163	3705 N 84 ST	
PBV	SCNW	7519	9440 JAYNES ST	
PBV	SCNW	7543	5118 PARKVIEW DR	
PBV	SCNW	7558	8638 EVANS ST	
PBV	SCNW	7561	7851 MIAMI ST	
PBV	SCNW	7575	749 N 77 AVE	
PBV	SCNW	7576	4715 N 83 AVE CIR	
PBV	SCNW	7577	8773 TEMPLETON DR	
PBV	SCNW	7582	3606 N 93 ST	
PBV	SCNW	7603	4648 N 94 ST	
PBV	SCNW	7620	7425 SCHUYLER DR	
PBV	SCNW	7621	2515 N 83 ST	
PBV	SCNW	7622	7235 GRACELAND DR	
PBV	SCNW	7632	12707 FOWLER CIR	
PBV	SCNW	7633	8125 CORBY ST	
PBV	SCNW	7634	9833 FOWLER AVE	
PBV	SCNW	7635	9223 MEREDITH	
PBV	SCNW	7638	9145 SAHLER ST	
PBV	SCNW	7644	7825 CROWN POINT AVE	
PBV	SCNW	7645	9823 MAPLE ST	
PBV	SCNW	7646	4610 N 86 ST	
PBV	SCNW	7647	7634 HAMILTON ST	
PBV	SCNW	7652	7604 BAUMAN ST	
PBV	SCNW	7659	9716 CADY ST	
PBV	SCNW	7667	1818 N 84 ST	
PBV	SCNW	7668	9391 OHIO ST	
PBV	SCNW	7671	1621 BOWIE DR	
PBV	SCNW	7677	9335 TOMAHAWK BLVD	
PBV	SCNW	7684	8335 CUMING ST	
PBV	SCNW	7687	7732 NICHOLAS CIR	
PBV	SCNW	7696	710 N 72 ST	
PBV	SCNW	7697	1018 N 85 ST	
PBV	SCNW	7698	4216 N 93 ST	
PBV	SCNW	7700	4719 N 129 AVE	
PBV	SCNW	7701	4805 N 131 ST	
PBV	SCNW	7705	8705 KEYSTONE DR.	
PBV	SCNW	7730	11284 LAKE FOREST DR	
PBV	SCNW	7734	9223 FOWLER CIR	
PBV	SCNW	7735	9448 FOWLER AVE	
PBV	SCNW	7742	9114 MEADOW DR	
PBV	SCNW	7755	9474 BEDFORD AVE	
PBV	SCNW	7763	2515 N 73 ST	
PBV	SCNW	7764	2517 N 73 ST	
PBV	SCNW	7765	2519 N 73 ST	
PBV	SCNW	7766	2521 N 73 ST	
PBV	SCNW	7790	10806 CURTIS AVE CIR	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
PBV	SCNW	7838	5614 N 82 ST	

5.1.4. Finance/Procurement/Operations Committee Resolutions (September)

5.1.4.1. Resolution 2024-74 OHA Past Due Write-Offs

Property/Resident	Payment Coc Plans	Late Fees	Late Fees on Payment Plans	Maintenance Charges	Cleaning /Moveout Charges	Rent	Security Deposits	tax subsidy	Grand Total	Explanation Of Larger Balances \$1200.00
Ernie Chambers		200		2676.25		5128.9		12 374	8391.15	
t0029677								12	12	
8162								12	12	
										7 months rent, personal property removal, broken door locks, wall damage, door damage, misc. maint repairs
t0081879		200		2676.25		5128.9		374	8379.15	
8166		200		2676.25		5128.9		374	8379.15	
Evans Tower		105				463 1613			2181	
t0050131						163			163	
2349						163			163	
t0063550		105				300 1613			2018	6 months rent, cleaning, personal property removal
2363		105				300 1613			2018	
Florence Towers		103				3369 2349.8			5821.8	
										3 months rent, community room destruction of tables, damage to unit, clean
x0080160		68				1580 152			1800	
2705		68				1580 152			1800	
t0076429		35				280 1775			2090	2.5 months rent, cleaning, property removal
2728		35				280 1775			2090	
t0055719						1284			1284	Unit damages, cleaning, removal of personal property
2717						1284			1284	
t0062543						225 422.8			647.8	
2721						225 422.8			647.8	
Jackson Tower		118		1200		4914			6232	
										7.5 months rent, replacement of fire doors that resident damaged
t0066728		105		1200		4849			6154	
3066		105		1200		4849			6154	
t0080454		13				65			78	
2976		13				65			78	
Park South		555		3792.85		224 5744			10315.85	
t0063043				280					280	
1930				280					280	
t0064530		70		350		607			1027	
1840		70		350		607			1027	
t0083465		310		140		2175			2625	7 months rent, removal of personal property
1998		310		140		2175			2625	
t0087701		35		448		118			601	
1856		35		448		118			601	

t0073858		140		2574.85	224	2844				5782.85	8 months rent, repairs to emergency fire notification system in his unit
1836		140		2574.85	224	2844				5782.85	
Pine Tower	1003		200							1228	
t0076311	1003		200							1228	unpaid payment agreement
PID65	1003		200							1228	
Southside		112			303	3770				4829	
x0032523					70	695				765	
0100					70	695				765	
q0054090					38	50				88	
0297					38	50				88	
y0020572						50				50	
0036						50				50	
t0076135		35				272				307	
0025		35				272				307	
t0065664		77			195	203				475	
0043		77			195	203				475	
pn									49	49	
v0010152									49	49	
1864									49	49	
9far										35	
t0037812										35	
8291										35	
9kcc				2225		687				2912	
t0048637				1182						1182	Cleaning, personal property removal,doors,wall repairs
8345				1182						1182	
t0058046				1043		687				1730	Cleaning, personal property removal,doors,wall repairs, 1 month rent
8378				1043		687				1730	
9crown1				3942						3942	
q0060868				3942						3942	Cleaning,broken kitchen cabinets, roach infestation personal property removal,doors,wall repairs
8118				3942						3942	
9bv										1127.69	
Grand Total	1003	1193	200	13836.1	4359	24206.7		49	47	374	47114.49

RESOLUTION 2024-74
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of August 26, 2024, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS the total charge-off for this period is \$47,114.49. which represents 26 tenants: and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.4.2. Resolution 2024-75-Internet Service Provider Contract, Cox

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: September 5, 2024
Re: Recommendation for Contract – Cox Communications, Inc.

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Cox Communications, Inc. for internet, cable and phone services in the quoted amount of \$54,988 with Cox Business and the quoted amount of \$49,872 with RapidScale, a company under the umbrella of Cox Business. This contract would be for a term of (3) three years and a total quoted amount of \$314,580.

EXPLANATION:

OHA staff reviewed pricing options from Cox Business paired with the following contract term options: one-year, two-years, three-years, and five-years. The three-year option was selected to offer the best discount for the lowest number of years in the new contract term. Based on the current changes in the Omaha IT marketplace, OHA staff anticipates having additional vendor options near the end of the three-year term to evaluate.

As a Cox Business entity, RapidScale provides OHA necessary equipment for internet service, OHA’s firewall, and additional networking support. The additional contracted relationship with RapidScale allows OHA the protections that Cox Business internet service alone does not supply and, due to the ownership structure, OHA cannot acquire these services from a separate vendor.

METHOD OF PROCUREMENT:

In 2019, OHA initiated fiber service at 1823 Harney Street with Cox. To satisfy OHA’s internet needs, Cox installed a fiber line direct to the main office at 1823 Harney Street. Before moving to Harney Street, Centurylink was OHA’s internet service provider. At the time of both, the move to 1805 and then to 1823 Harney Street, Centurylink could not offer the capacity and speed Cox could provide with direct fiber to the new locations. Omaha does not currently have another internet service provider with fiber direct to the main office or other options to provide OHA with sufficient bandwidth to support the staff and OHA’s servers at this location. At this time, internet service for the 1823 Harney Street location is considered a sole source of service without other providers to equally match the service.

PROJECT COST: \$350,000
SOURCE OF FUNDS: Operation budgets for all OHA locations
SPONSOR(S): Jennifer Dexter, Procurement Manager
RECOMMENDED BY: Joanie Poore, CEO

**RESOLUTION NO. 2024 – 75
CONTRACT FOR COX COMMUNICATIONS, INC.**

WHEREAS, staff of the Omaha Housing Authority (OHA) has identified the need for internet, cable, and phone services;

WHEREAS, OHA requested quotes for this work from Cox Communications, Inc. and RapidScale, a company under the umbrella of Cox Business in accord with HUD procurement regulations and OHA policies;

WHEREAS, Omaha does not currently have another internet service provider with fiber direct to the main office to provide OHA with sufficient bandwidth. At this time, internet service for the 1823 Harney Street location is considered a sole source of service without other providers to equally match the service;

WHEREAS, staff recommends that the OHA Board of Commissioners approve contract with Cox Communications in an amount not to exceed \$54,988, jointly, and severally, and for a contract term of three years, to provide internet, cable, and phone services;

WHEREAS, staff recommends that the OHA Board of Commissioners approve contract with RapidScale, in an amount not to exceed \$49,872, jointly, and severally, and for a contract term of three years, to provide internet equipment, firewall and networking support;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Cox Communications Inc. and RapidScale, in a total contract amount of \$314,580 for a term of three years.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2022.

Joanie Poore, Secretary

5.1.4.3. Resolution 2024-76 Underwood Paving Contract, Byrne & Jones

Memorandum



To: The Board of Commissioners
From: Charles Karl, Capital Improvements Manager
Date: September 5th, 2024
Re: Recommendation for Contract – Underwood Tower Paving

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Byrne and Jones Construction to provide paving services at Underwood Tower for an amount not to exceed (NTE) \$155,000. The contract term will be a six-month initial period with OHA reserving the right to renew for one additional six-month period with Board of Commissioner approval.

EXPLANATION:

The parking lot and sidewalks at Underwood Tower have multiple damaged and deteriorated areas that required replacement. These issues affect tenant and visitor safety while diminishing the property’s appearance. Extensive repairs have already been attempted in recent years, but deterioration has continued, so full replacement is warranted at this time.

METHOD OF PROCUREMENT:

OHA invited qualified firms to present bids on a scope of work for paving services. The Invitation for Bid (IFB) was published on two consecutive Thursdays: July 11th and July 18th, 2024. The solicitation was posted in The Daily Record and 16 local companies were contacted. The pre-bid conference was held on July 17th, 2024, with representatives from five companies attending. OHA received three bids for the IFB prior to the deadline of August 21st, 2024 at 10:00 AM CST. The low bidder, Ken & Associates, failed to submit the required bid bond and was consequently deemed unresponsive. The bid totals received were:

Byrne & Jones	Ken & Associates	Keep Off
\$134,464.00	\$131,500.00	\$327,798.00

PROJECT COST:

The total contract amount shall not exceed \$155,000. This amount includes a calculated increase of approximately 15% over the bid amount as an allowance for additional repairs which may result from the contractor’s full inspection of the parking lot and adjacent areas.

MBE/WBE & SECTION 3: N/A

SOURCE OF FUNDS: 2023 Capital Funds Program Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Michael Wehling, Senior Director of Operations
Jennifer Dexter, Procurement Manager

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 76
CONTRACT FOR UNDERWOOD TOWER PAVING

WHEREAS, OHA desires contracted services to provide Paving Services;

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

WHEREAS, OHA received three bids for this project, with the lowest bid submitted by Byrne & Jones; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with Byrne & Jones in an amount not to exceed 155,000, and for a contract term of six-months with an option to renew for one additional six-month period, to provide Paving Services;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Byrne & Jones, in an amount not to exceed 155,000, and for a contract term of six months initial period with the option to renew for one additional six-month term, to provide Paving Services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary

5.1.4.4. Resolution 2024-77 Electrical Code Upgrades Contract, Downs
Electric

Memorandum



To: The Board of Commissioners
From: Charles Karl, Capital Improvements Manager
Date: September 5th, 2024
Re: Recommendation for Contract – Electrical Code Upgrades

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Downs Electric, Inc. to complete electrical upgrades at multiple tower locations, for an amount not to exceed (NTE) \$165,000. The contract term will be a one year initial period with OHA reserving the right to renew for two additional six-month periods with Board of Commissioner approval.

EXPLANATION:

Recent changes to HUD’s REAC inspection protocol have increased the standard for GFCI outlet protection required in public housing units. In order to avoid deficiencies in future HUD inspections, OHA must install additional GFCI devices at all tower locations. The project is structured such that the contractor will test and inspect to identify any unprotected outlets, then install devices as needed. Due to the large number of units and outlets, testing and replacement quantities were estimated for the purpose of establishing a contract amount.

METHOD OF PROCUREMENT:

OHA invited qualified firms to present bids on a scope of work for electrical services. The Invitation for Bid (IFB) was published on two consecutive Fridays: July 12th and July 19th, 2024. The solicitation was posted in The Daily Record and 17 local companies were contacted. The pre-bid conference was held on July 18th, 2024, with representatives from four companies attending. OHA received three bids for the IFB prior to the deadline of August 15th, 2024 at 10:00 AM CST. Black Power Redevelopers (not the low bidder) utilized the wrong pricing sheet, and was consequently deemed unresponsive. The bid totals received were:

Downs	Muth	Black Power
\$142,436.00	\$198,919.44	\$252,141.95

PROJECT COST:

The total contract amount shall not exceed \$165,000. This amount includes a calculated increase of approximately 15% over the bid amount as an allowance for additional repairs which may result from the contractor’s full inspection and testing of affected devices.

MBE/WBE & SECTION 3: N/A

SOURCE OF FUNDS: 2023 Capital Funds Program Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Michael Wehling, Senior Director of Operations
Jennifer Dexter, Procurement Manager

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 77
CONTRACT FOR ELECTRICAL CODE UPGRADES

WHEREAS, OHA desires contracted services to provide Electric Upgrade Services;

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

WHEREAS, OHA received three bids for this project, with the lowest bid submitted by Downs Electric, Inc.; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with Downs Electric Inc. in an amount not to exceed 165,000, and for a contract term of one year with an option to renew for two additional six-month periods, to provide Electrical Upgrade Services;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Downs Electric, Inc. in an amount not to exceed 165,000, and for a contract term of a one-year initial period with the option to renew for two additional six-month terms, to provide Electrical Upgrade Services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary

5.1.4.5. Resolution 2024-78 Kay Jay Shower Renovations, Future Construction

Memorandum



To: The Board of Commissioners
From: Charles Karl, Capital Improvements Manager
Date: September 5th, 2024
Re: Recommendation for Contract – Kay Jay Tower Shower Renovation

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Future Construction Specialties, LLC to provide shower renovation services at Kay Jay Tower, for an amount not to exceed (NTE) \$560,000. The contract term will be a one year initial period with OHA reserving the right to renew for two additional six-month periods with Board of Commissioner approval.

EXPLANATION:

This project will address a variety of problems at Kay Jay Tower by replacing shower systems in approximately 100 units. Problems include: units featuring the original cast Terrazzo-style shower pans, which are cracked and leaking; units featuring bathtubs with no shower functionality; units with old (30-40 years) and generally deteriorated shower enclosures; obsolete shower valves that are difficult and costly to repair due to age. This project aims to address all remaining unrenovated showers at Kay Jay.

METHOD OF PROCUREMENT:

OHA invited qualified firms to present bids on a scope of work for shower renovation services. The Invitation for Bid (IFB) was published on two consecutive Fridays: July 12th and July 19th, 2024. The solicitation was posted in The Daily Record and 13 local companies were contacted. The pre-bid conference was held on July 18th, 2024, with representatives from three companies attending. OHA received two bids for the IFB prior to the deadline of August 22nd at 1:00 PM CST. The bid totals received were:

Futures	Pinnacle
\$490,134	\$1,130,553

PROJECT COST:

The total contract amount shall not exceed \$560,000. This amount includes a calculated increase of approximately 15% over the bid amount as an allowance for additional repairs which may result from the contractor’s full inspection of the showers and adjacent areas.

MBE/WBE & SECTION 3: Future Construction Specialties – MBE, WBE

SOURCE OF FUNDS: 2023 Capital Funds Program Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Michael Wehling, Senior Director of Operations
Jennifer Dexter, Procurement Manager

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 78
CONTRACT FOR KAY JAY TOWER SHOWER RENOVATION

WHEREAS, OHA desires contracted services to provide Shower Renovation Services;

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

WHEREAS, OHA received two bids for this project, with the lowest bid submitted by Future Construction Specialties, LLC.; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with Future Construction Specialties, LLC in an amount not to exceed 560,000, and for a contract term of one-year initial period with an option to renew for two additional six-month periods, to provide Shower Renovation Services;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Future Construction Specialties, LLC, in an amount not to exceed 560,000, and for a contract term of one-year initial period with the option to renew for two additional six-month terms, to provide Shower Renovation Services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary

5.1.4.6. Resolution 2024-79 Language Line Interpretation Services

Memorandum



To: OHA Board of Commissioners

From: Lauren Lightner, Intensive Services Manager

Date: August 1, 2024

RE: Recommendation for Contract - Language Line

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the Board of Commissioners approve a contract with Language Line Solutions to provide interpretation services for in an amount estimated of \$492,000 and, not to exceed \$780,000. This contract would be for a term of one (1) year with OHA reserving the right to renew for four (4) additional one-year terms with the approval of the Board of Commissioners.

BACKGROUND:

OHA is the co-grantee of the HUD Choice Neighborhoods Implementation Grant (“CNI”). The CNI Grant provides up to \$50,000,000 in funding from the U.S. Department of Housing and Urban Development (“HUD”) over a 6-year grant term to help communities transform struggling neighborhoods by revitalizing severely distressed public housing and investing and leveraging investments in well-functioning services, high-quality public schools, education and early learning programs, health, and access to employment. Many residents impacted by the CNI are from diverse cultural backgrounds and speak a variety of languages. This diversity necessitates clear and precise communication to maintain high service standards, avoid misunderstandings, and ensure inclusivity.

EXPLANATION:

OHA seeks to contract with Language Line Solutions to support language accessibility needs for residents living in the CNI target housing site, specifically Southside Terrace Apartments. Accurate interpretation services ensure that our messages are clearly understood by non-English-speaking individuals, thus avoiding miscommunication and errors that could arise from language barriers. Professional interpreters are skilled in conveying not only the words but also the context and nuances of the conversation, which is critical for accurate understanding. Providing interpretation services demonstrates our commitment to inclusivity and respect for all residents, which can significantly enhance their satisfaction and trust in our organization. Effective communication fosters better relationships and ensures that residents receive the information and services they need in a manner they understand.

Language Line is the preferred provider over comparable services due to having in-person services available. This is the preferred method of contact we have when working with residents to ensure that accuracy, clarity, engagement, and contextual understanding are addressed. There is no additional cost for in-person interpretation versus phone or virtual services. The CNI budgeted amount is \$214,400 less than the projected cost as these numbers are based on the overall population that may request services, however, not all may utilize services for each estimated interaction. Additional funds are available in the

overall budget if an allocation is needed. The contract estimated cost is \$492,000, not to exceed \$780,000. The funds will be spent over five and one-half (5.5) years and expenditures will be reimbursed quarterly with CNI funds.

Language Services Comparisons

CNI budgeted amount \$492,800 with maximum amount of \$780,000 –Interpretation for Support Services (quarterly check ins with Heath and Workforce Navigator, OHA Case Manager Initial Consultation, and Case Management Check-ins every other month for 128 households).

Company	Cost	# Languages Available	In Person Option	Virtual Option	On Demand
Language Line	\$41/ hour	272	yes	yes	yes
World Speaks	\$65/ hour	25	yes	yes	no
Propio	\$36/ hour	315	no	yes	yes

A copy of the cost breakdown and comparable rates are attached to this Memorandum.

SPONSORS: Lauren Lightner, Intensive Services Manager
Jennifer Dexter, Procurement Manager

RECOMMENDED BY: Joanie Poore, CEO

Interpretation & Translation Estimates

Language Line

Task Name	Hrs./task	Freq/year	total hours/year	Interp. rate	Estimated expense
Relocation (1x per HH in life of grant)					
CVR Initial Consultation	2		2	\$41.00	\$82.00
CVR Check--in	0.5	6	3	\$41.00	\$123.00
CVR + OHA Relocation / Housing Search	4	2	8	\$41.00	\$328.00
<i>(future: return check in and consultations estimate)</i>	8		8	\$41.00	\$328.00
OHA Relocation Consult (separate from CVR)	2	4	8	\$41.00	\$328.00
estimated: language access for relocation, per HH					\$1,015.00
Estimated # of non-English speaking SST HH (35% of 367)					128
Estimated: language access for Relocation, entire grant					\$129,920.00

Task Name	Hrs./task	Freq/year	total hours/year	Interp. rate	Estimated expense
Yearly Estimates for Language Access for People Navigation, per household					
Health Navigator - Check in	1	4	4	\$41.00	\$164.00
Workforce Navigator - Check in	1	4	4	\$41.00	\$164.00
OHA Case Manager Initial Consultation / Intake	2	1	2	\$41.00	\$82.00
OHA Case Mgmt. Check In	2	6	12	\$41.00	\$492.00
estimated: 1 year language access for People Navigation, per HH					\$902.00
Estimated # of non-English speaking SST HH (35% of 367)					128
Estimated: language access for People Navigation, yearly					\$115,456.00
Estimated: Language Access Program for People Navigation - term of Grant					\$577,280.00

Total Estimate			Relocation	Navigation	
Language Access for Relocation + Navigation			129,920	577,280	\$707,200.00

Interpretation & Translation Estimates

World Speaks

Task Name	Hrs./task	Freq/year	total hours/year	Interp. rate	Estimated expense
Relocation (1x per HH in life of grant)					
CVR Initial Consultation	2		2	\$65.00	\$130.00
CVR Check--in	0.5	6	3	\$65.00	\$195.00
CVR + OHA Relocation / Housing Search	4	2	8	\$65.00	\$520.00
<i>(future: return check in and consultations estimate)</i>	8		8	\$65.00	\$520.00
OHA Relocation Consult (separate from CVR)	2	4	8	\$65.00	\$520.00
Estimated: language access for relocation, per HH					\$1,885.00
Estimated # of non-English speaking SST HH (35% of 367)					128
Estimated: language access for Relocation, entire grant					\$241,280.00

Task Name	Hrs./task	Freq/year	total hours/year	Interp. rate	Estimated expense
Yearly Estimates for Language Access for People Navigation, per household					
Health Navigator - Check in	1	4	4	\$65.00	\$260.00
Workforce Navigator - Check in	1	4	4	\$65.00	\$260.00
OHA Case Manager Initial Consultation / Intake	2	1	2	\$65.00	\$130.00
OHA Case Mgmt. Check In	2	6	12	\$65.00	\$780.00
estimated: 1 year language access for People Navigation, per HH					\$1,430.00
Estimated # of non-English speaking SST HH (35% of 367)					128
Estimated: language access for People Navigation, yearly					\$183,040.00
Estimated: Language Access Program for People Navigation, entire grant					\$915,200.00

Total Estimate			Relocation	Navigation	
Language Access for Relocation + Navigation			241,280	915,200	\$1,156,480.00

Interpretation & Translation Estimates

Propio

Task Name	Hrs./task	Freq/year	total hours/year	Interp. rate	Estimated expense
Relocation (1x per HH in life of grant)					
CVR Initial Consultation	2		2	\$36.00	\$72.00
CVR Check--in	0.5	6	3	\$36.00	\$108.00
CVR + OHA Relocation / Housing Search <i>(future: return check in and consultations estimate)</i>	4	2	8	\$36.00	\$288.00
	8		8	\$36.00	\$288.00
OHA Relocation Consult (separate from CVR) estimated: language access for relocation, per HH	2	4	8	\$36.00	\$288.00
					\$1,044.00
Estimated # of non-English speaking SST HH (35% of 367)					128
Estimated: language access for Relocation, entire grant					\$133,632.00

Task Name	Hrs./task	Freq/year	total hours/year	Interp. rate	Estimated expense
Yearly Estimates for Language Access for People Navigation, per household					
Health Navigator - Check in	1	4	4	\$36.00	\$144.00
Workforce Navigator - Check in	1	4	4	\$36.00	\$144.00
OHA Case Manager Initial Consultation / Intake	2	1	2	\$36.00	\$72.00
OHA Case Mgmt. Check In	2	6	12	\$36.00	\$432.00
estimated: 1 year language access for People Navigation, per HH					\$792.00
Estimated # of non-English speaking SST HH (35% of 367)					128
Estimated: language access for People Navigation, yearly					\$101,376.00
Estimated: Language Access Program for People Navigation, entire grant					\$506,880.00

Total Estimate	Relocation	Navigation	
Language Access for Relocation + Navigation	133,632	506,880	\$640,512.00

5.1.4.7. Resolution 2024-80 OHA/Canopy South MOU

MEMORANDUM OF UNDERSTANDING

BETWEEN

OMAHA HOUSING AUTHORITY

AND

CANOPY SOUTH

Omaha Housing Authority (“OHA”) is the co-grantee of the HUD Choice Neighborhoods Implementation Grant (“CNI”). The CNI Grant provides up to \$50,000,000 in funding from the U.S. Department of Housing and Urban Development (“HUD”) over a 6-year grant term to help communities transform struggling neighborhoods by revitalizing severely distressed public housing and investing and leveraging investments in well-functioning services, high-quality public schools, education and early learning programs, health, and access to employment.

Canopy South (“CS”) has agreed to partner with OHA to further improve outreach and engagement of households living in the CNI target housing site, specifically Southside Terrace Apartments.

In this capacity,

OHA is responsible for the following:

- Assist in the selection of the Director of Education.
- Provide consultation, support, and training to the Director of Education in relation to CNI education initiatives and strategies.
- Provide the necessary financial resources to support the Director's work, including compensation.
- Provide initial and updated household and resident-level data and assessment results to make informed decisions and improvements.
- Provide Director of Education access to resident data via Apricot 360 once the platform has been developed.
- Ensure that the release of information between OHA and the Omaha Public Schools includes language that formally authorizes the Director of Education to access resident information for the purpose of supporting the CNI grant, upon authorization from the Omaha Public Schools.
- Identify an OHA representative to serve on the Director of Education’s advisory committee that helps identify, establish, and execute a comprehensive education plan that supports the children of the Southside Terrace - Indian Hill neighborhood.
- Engage with the community, families, and stakeholders to support and promote educational initiatives as identified by the Director of Education.
- Act as a liaison between the Director of Education and the Youth Enrichment Navigator, and Intensive Services team.
- Communicate resident concerns (attendance, academics, barriers to learning) to the Director of Education through a formal referral process.

Canopy South is responsible for the following:

- Recruit, hire, train, and provide oversight to the Director of Education (job description in Appendix A).
- Formulate and spearhead a comprehensive education plan that is inclusive and equitable catering to the diverse educational needs of both original and new target residents.
- Communicate regularly and address school placement concerns with school districts officials who are responsible for the relocation process for current and new residents to ensure that the process is seamless and supportive.
- Partner with relocation consultants, OHA Intensive Services team, and affected schools to help problem solve when school relocation and transportation needs arise as a result of relocation.
- Proactively work with schools (primarily focusing on Indian Hill Elementary, Bluestem Middle, and Buena Vista High School) to support relocation efforts, attendance, and educational outcomes. This work will be done in partnership with the Youth Navigator and OHA Intensive Services Team.
- Collaborate with schools (primarily focusing on Indian Hill Elementary, Bluestem Middle, and Buena Vista High School) to support and consult with the school's Student Assistance Team who identifies students (including children from the Southside Terrace - Indian Hill neighborhood) who need additional supports (academic, behavioral, and attendance).
- Explore new avenues and uphold existing initiatives to ensure that target residents have increased access to high-quality early childhood education. Champion the prioritized enrollment and allocation of dedicated slots in early learning programs for target residents.
- Establish MOU's and data sharing agreements with the Omaha Public Schools to aid implementing timely interventions, culturally appropriate responses, and real-time information sharing in coordination between providers, case management, and families.
- Ensure OHA has secured a Release of Information (that includes Canopy South) before working with new residents for education purposes.
- As requested, utilize the Culture and Language Accessibility Program to increase awareness and understanding of the various cultures, considerations and needs of Southside Terrace residents and remove language barriers. (program description in Appendix A). Encourage trust building and shared understanding of systems and specific needs/service delivery.
- Track and report metrics required by the HUD CNI grant (outlined in Appendix B).
- Identify new programs and services not currently available in the neighborhood. Determine, in partnership with OHA, options to address unmet needs.
- Maintain regular communication and attend meetings as requested with the OHA Intensive Services team to provide updates, recommendations, and case conference target residents.
- Complete and submit to the Intensive Services team: quarterly invoices, financial reports, quarterly and annual status reports, and written progress reports (outlined in Appendix B)

Definitions:

Target housing site- Public and HUD assisted housing encompassed within in the Southside Terrace- Indian Hill neighborhood and new public and HUD assisted housing developed through Choice Neighborhoods Implementation

Target residents- Combined original and new target public and assisted housing residents. This includes those who moved in after the Choice Neighborhoods application was submitted but prior to relocation are not receiving case management supportive services, as well as those that moved in post redevelopment

Original target residents- Public and HUD assisted residents who lived at the target housing site at the time of application (2/15/2022) up until award (9/14/2022)

New target residents- Public and HUD assisted residents who moved in after the Choice Neighborhoods Implementation grant was awarded (9/15/2022)

Target youth- Target public and assisted housing residents 0–19 years old

Period of Performance:

The period of performance for this Memorandum of Understanding will be October 1, 2024, through September 30, 2029.

Financial Commitment:

Budget approved for this initiative is \$359,250 for a period of five years.

Expenditures related to the Memorandum of Understanding are outlined in Appendix C (Allowable Budget Expenditures). Actual approved expenditures will be reimbursed on a quarterly basis as described in Appendix B (Reporting Requirements). CS must submit an invoice that shall include a concise description of the work performed and detailed backup documentation supporting all funds expended during the invoice period for which payment/reimbursement is sought. Payment will be due to CS within ninety (90) days of OHA's receipt of the complete invoice and back-up documentation.

Independent Contractor:

Canopy South and its employees are independent contractors and shall not be deemed by this MOU to be an employee or an agent of OHA for any purpose.

All federal and state taxes incident to the Subcontractor's services and compensation shall be reported and paid by CS, not OHA. OHA will make no withholdings for taxes from CS pay hereunder and shall treat Canopy South and the employee's services as not subject to workers' compensation or unemployment insurance and compensation coverage.

Assurances:

Canopy South certifies compliance with Federal Equal Employment Opportunity (EEO) Laws.

Indemnification:

To the maximum extent allowable by law, Canopy South and OHA hereby agree to indemnify, defend, and hold each other and each other's directors, legal representatives, employees, contractors, agents, successors, and assigns harmless from and against any and all damages or other amounts payable to a Third Party claimant, as well as any reasonable attorney's fees and costs of litigation, arising out of or resulting from any claims, demand, suit, proceeding, fine, judgment, or cause of action brought by a Third Party against an Indemnifying Party or its representative and proximately caused by: (a) breach by the Indemnifying Party of any of the terms and conditions contained in this Agreement, (b) breach of any applicable law by such

Indemnifying Party, or (c) gross negligence or willful misconduct by such Indemnifying Party, or their respective directors, legal representatives, employees, contractors, agents, successors, and assigns.

Termination:

Either party may terminate this MOU by giving thirty (30) days written notice of termination to the other party by registered or certified mail. Any such termination shall not affect allowable expenses incurred prior to the effective date of termination.

Any notice from either party to the other shall be made in writing directed to each party's address stated on the following page or to such other address as such party shall have provided in writing to the other party.

Delegation of Duties:

Neither party shall delegate this Agreement without written consent of the other, which shall not be unreasonably withheld.

Confidentiality:

Unless otherwise provided by the mutual written agreement of the parties, Canopy South shall not use, reproduce, or disclose to third parties any information received from or developed for OHA without permission. CS shall regard all client data and information created, used, discovered or otherwise related to the work performed under this MOU as confidential. The obligations of this paragraph shall not apply to information which:

- a. Is or becomes known to the public through no fault of CS;
- b. Is known to CS prior to receipt of information from OHA or becomes known to CS by disclosure from a third party with no obligation of secrecy with respect to such disclosure; or
- c. Is developed by CS independently of the information received from OHA.

The obligations of this paragraph shall continue notwithstanding the termination or expiration of this Agreement.

Applicable Law:

Interpretation of this Agreement shall be governed by the law of the State of Nebraska.

Conflicts:

Both Canopy South and OHA agree to respect the autonomy of each organization and avoid any actions that would interfere with the operations of the other. Each party commits to clear and open communication to prevent misunderstandings and potential conflicts. By maintaining a collaborative approach and respecting each other's roles and responsibilities, both organizations will work together to achieve common goals without compromising the integrity or functionality of either party. This mutual understanding is essential to fostering a positive and productive partnership.

This Memorandum of Understanding supersedes all prior negotiations and discussions between parties concerning the work to be performed under this Memorandum of Understanding. The foregoing terms and conditions are acceptable to the parties, as evidenced by the signature of their authorizing officials.

Joanie Poore, CEO
Omaha Housing Authority

Date

Cesar Garcia, CEO
Canopy South

Date

Appendix A

Director of Education Job Description

The Director of Education will be responsible for leading a robust, equitable, and diverse education strategy for current and future residents of the Southside Terrace - Indian Hill neighborhood and surrounding areas within South Omaha. This strategy focuses on the execution of a long-term approach to ensure that children from birth have access to high-quality education to prepare them for college or a career path. These strategies should support 3 specific goals outlined within the Transformation Plan:

- Children enter kindergarten ready to learn
- School-age youth participate in enrichment programs and activities outside of school hours
- Students graduate high school on-time and are college or career ready.

In September 2022, the City of Omaha, Omaha Housing Authority, Brinshore Development, and Canopy South were awarded a \$50M Choice Neighborhoods Implementation grant (CNI) for the holistic revitalization of the Southside Terrace – Indian Hill neighborhood. This position is partially grant funded through the CNI and is intended to support Canopy South as the Principal Education Partner.

Job Responsibilities:

Reporting to the Canopy South's Executive Director, the DOE will:

- Develop a comprehensive and equitable education plan based on data, feedback, and metrics to further educational outcomes within the neighborhood
- Serve as a liaison by managing key relationships with our education partners including Omaha Public Schools, Indian Hill Elementary School, Kids Can Community Center, Educare, and external education partners
- Work directly with Canopy South and OPS leadership to assess, refine, and update the existing MOU
- Establish, develop, and cultivate relationships with strategic partners to continually assess educational needs and opportunities
- Work with education partners to establish data sharing agreements to ensure CNI quarterly and annual reports are accurate
- Work with our education partners to establish a catchment area that prioritizes enrollment for Southside Terrace residents
- Collaborate with the Executive Director to cultivate and formalize a partnership between an established early learning center to operate in and serve the Southside Terrace - Indian Hill neighborhood.
- Establish systems and structures across the education pipeline as part of a long-term sustainability strategy Identify policy and institutional barriers and assists schools in joint problem solving (i.e. staffing, district relationship management, contract negotiations, parent engagement).
- Manage, assess, and adjust approach based on changes in need and success of interventions
- Establish a framework and seamless process to ensure residents have the necessary educational supports throughout the relocation process
- Partner with Purpose Built Communities, Purpose Built Schools and the Network Member Services Team for consultation on pipeline development, Community of Practice of like positions, and more.
- Communicate with internal and external stakeholders regarding efforts to recruit collaborative partners and delivery of enrichment, recreational, and educational services
- Support grant applications, reporting, and fundraising efforts related to the Cradle-to-Career Education pipeline
- Prepare necessary documents for internal and external meetings including agendas, reports, presentations, and other necessary materials Support Canopy South with the Education Implementation Committees and additional educational focus groups

Given the nature of our organization, there will be other duties that are not listed above. The ideal candidate will enjoy a range of responsibilities and embrace unanticipated challenges as they emerge.

Key Qualifications:

We are seeking a Director of Education who is not only committed to our mission but possesses the vision to build and lead a successful educational program from the ground up. They should be capable of creating a long-term vision for educational initiatives in alignment with the Purpose Built Communities model. This role necessitates a self-starter attitude and the ability to take initiative. The ideal candidate should be able to independently initiate and manage tasks and initiatives in an environment without pre-established frameworks.

Qualities the ideal candidate would display:

- We are looking for someone with a proven track record of creatively solving challenges and obstacles in the educational landscape.
- The DOE should have the ability to develop practical solutions from the ground up At least 5 years of leadership experience within early childhood, K-12 education, or a related field
- The DOE should embody an entrepreneurial spirit, demonstrating the ability to identify opportunities, take calculated risks, and turn ideas into sustainable initiatives Confidence to take initiative and responsibility to deliver expected outcomes with minimal guidance on a variety of projects
- Track record of effectively leading initiatives with a complex array of variables with the ability to leverage strengths across program areas; excellent project management skills
- Analytical decision maker with the ability to prioritize and communicate key objectives and tactics necessary to achieve organizational goals
- Unwavering commitment to quality programs and data-driven program evaluation
- Superior verbal and written communication skills; ability to communicate with people from a broad range of socio-economic backgrounds and diverse cultures
- Strong organizational and time management skills
- Action-oriented, flexible, and innovative thinker
- Dependable, reliable, and conscientious Humility, integrity, positive attitude, mission-driven, and self-directed Skills in a variety of products and platforms including Adobe Suite, Microsoft and Google products, WordPress, Canva, etc. Graduate degree in related field is preferred

Culture and Language Accessibility Program

Budget: up to \$30,000

Coordinated/Requested By: OHA Intensive Services Manager

The Culture and Language Accessibility Program aims to foster understanding, appreciation, and engagement between the diverse cultural communities that reside within the Southside Terrace and Indian Hill neighborhoods. These funds will promote cultural responsiveness and trauma-informed community building across the South Omaha Choice Neighborhoods Implementation grant team (CNI Team), Southside Terrace and Indian Hill residents, and other stakeholders and will create a more inclusive process for Choice Neighborhood residents to connect, advocate, share, and learn from one another.

With an annual budget of up to \$10,800 per year for 6 years, overseen by the Intensive Services Coordinator, the CRCP funds are to be accessed by Choice Team Navigators to execute activities and initiatives that will aid in the facilitation of meaningful interactions, informed understanding, raise cultural awareness, and celebrate the richness of diversity. The initiatives created from these funds will promote cross-cultural communications, identify barriers and solutions for addressing cultural considerations.

RESPONSIVE INITIATIVES:

1. CNI Team Education & Training

1. Utilize program funds to train the CNI team to create a more inclusive and culturally responsive environment where all individuals feel valued and respected. Through targeted training sessions and engagement activities, the initiative will enhance the team's knowledge, skills, and attitudes related to cultural diversity and foster a sense of belonging within the community.

1. Ex: Teach staff about family dynamics in various cultural traditions or religions such as polygyny; teach staff and partners about cultural traditions as it pertains to ownership or finance, such as interest-free loans; teach residents about Trauma informed community building

2. Grant Initiatives' Facilitation and Liaising

1. Utilize program funds to facilitate effective communication, provide guidance, and assist families of diverse cultural backgrounds in preparing for and participating in grant-related activities. Through personalized assistance and ongoing conversations, this extra support will ensure that Choice families are well-prepared and empowered to maximize their potential for success in grant initiatives.

1. Ex: facilitate/liaise conversation with family and CVR staff to discuss/explore how some family dynamics such as polygyny may factor into relocation and return; facilitate/liaise with family and workforce navigator about options for buying homes without mortgages; paying for facilitator for community groups around TICB specific issues such as mental health or challenges faced by New Americans

OUTCOMES:

- Choice team will have a heightened understanding of diverse cultures, including their values, beliefs, traditions, and practices
- Choice team will utilize effective communication strategies to engage respectfully and appropriately with individuals from different cultural backgrounds
- Choice team will have the ability to form meaningful connections and establish positive relationships with individuals from diverse cultural backgrounds
- Target residents engage with Choice team on a regular basis and identify the Choice team as supportive
- Target residents endure less chaos and/or stress in interacting with the Choice team
- Increase social cohesion amongst target residents and Choice team
- Increase community resilience

Appendix B

Expense Reporting Requirements

Invoices including back-up documentation and related forms are due quarterly. Back-up documentation should include detailed expenses, actual hours worked, and salaries paid to staff. Reimbursement will be made of actual expenditures from the approved budget.

Data Reporting Requirements

Quarterly and annual reports are due on the dates outlined below.

Monthly reports are to be submitted on the first Monday of the month to include outcomes 1-3 identified on the quarterly reporting requirements.

Quarterly Dates

Q1: January 1-March 31; *Submitted by: April 10*

Q2: April 1- June 30; *Submitted by: July 10*

Q3: July 1- September 30; *Submitted by: October 10*

Q4: October 1- December 31; *Submitted by: January 10*

Annual Dates

Covered: January 1- December 31

Submitted by: April 10th

Quarterly Reporting:

	Number of residents engaged and delivered services by the Director of Education
	Unduplicated, total households engaged in person.
P7.1	Provide a narrative to be shared with other CN grantees describing your progress to date, successes and lessons learned (referencing your Program Schedule) in implementing the People component of your Transformation Plan.
P7.2	Describe any challenges being faced, including any with which HUD or other grantees may be able to provide assistance for the People component.
P7.3	Describe any recent press coverage, web content, research, planning information or other materials that you have found helpful and would like to share with others for the People component.

Annual Reporting:

	Number of target housing site residents engaged on an annual basis
P2.1	Number and percentage of target resident children, from birth to kindergarten entry, participating in center-based or formal home-based early learning settings or programs
	<i>Educational Attainment</i>
P2.11	Number and percentage of target resident children in kindergarten who demonstrate at the beginning of the program or school year age-appropriate functioning across multiple domains of early learning as determined using developmentally appropriate early learning measures
P2.12	Number and percentage of target resident students at or above grade level according to State mathematics assessments in at least the grades required by the Elementary and Second Education Act (ESEA).
P2.13	Number and percentage of target resident students at or above grade level according to reading or language arts assessments in at least the grades required by the Elementary and Second Education Act (ESEA).
P2.13.1	Number and percentage of target resident students who are chronically absent.
P2.14	Number and percentage of target resident students that graduated high school on time
P7.5	Provide a narrative describing progress made this year and/or more details, explanations, or comments about the data provided in the Annual People report.

Appendix C

Allowable Budget Expenditures

The total amount available is \$359,250 over the timeline of the MOU (5 years).

Eligible expenditures include salary, benefits, direct expenses related to the employee (IT, phone, supplies, etc.).

Administrative, or indirect expenditures, not to exceed 10% of the annual expenditures, can include costs directly related to the Employment Director to include vehicle/mileage costs, short-term training (including travel), rent of space (if needed).

Ineligible costs include but are not limited to: incentives for recruitment into, participation in, or completion of activities (e.g. gift cards) and meals.

The CNI budget guidance may be referenced further to determine allowable and ineligible costs, located at <https://www.hud.gov/sites/dfiles/PIH/images/CHOICE%20NEIGHBORHOODS%20BUDGET%20GUIDANCE%202023.pdf>

Memorandum



To: OHA Board of Commissioners

From: Lauren Lightner, Intensive Services Manager

Date: August 28, 2024

Re: MOU with Canopy South

RECOMMENDED ACTION:

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners approve the Memorandum of Understanding (MOU) with Canopy South and authorize the CEO to execute the same.

BACKGROUND:

Omaha Housing Authority (“OHA”) is the co-grantee of the HUD Choice Neighborhoods Implementation Grant (“CNI”). The CNI Grant provides up to \$50,000,000 in funding from the U.S. Department of Housing and Urban Development (“HUD”) over a 6-year grant term to help communities transform struggling neighborhoods by revitalizing severely distressed public housing and investing and leveraging investments in well-functioning services, high-quality public schools, education and early learning programs, health, and access to employment.

EXPLANATION:

Canopy South, an organization focused on revitalization in South Omaha neighborhoods through strategic partnerships and community-driven initiatives has agreed to partner with OHA to support the education and enrichment needs of youth and households living in the CNI target housing site, specifically Southside Terrace Apartments.

In this role, Canopy South will be responsible for overseeing a Director of Education position whose focus is to develop and lead an inclusive and equitable education plan addressing the diverse needs of both original and new target residents. Additionally, the organization will maintain regular communication with school district officials to ensure seamless school placements during the relocation process, collaborating with relocation consultants, the OHA Intensive Services team, and affected schools to address relocation and transportation challenges. Support the schools' Student Assistance Teams in identifying and assisting students needing additional academic, behavioral, and attendance support. An additional focus will be to advocate for increased access to high-quality early childhood education and secure dedicated slots in early learning programs for target residents. The contract is for \$359,250 for a period of five years and expenditures will be reimbursed on a quarterly basis paid with CNI funds.

A copy of the proposed MOU is attached to this Memorandum.

SPONSORS: Lauren Lightner, Intensive Services Manager

RECOMMENDED BY: Joanie Poore, CEO

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2024-81 HUD Section 18 Application for Sale to Sherwood Foundation

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: September 5, 2024

Re: Section 18 application to HUD for 2 units: Sale to Sherwood Foundation

RECOMMENDED ACTION:

OHA staff recommends Board approval for OHA to submit a HUD Section 18 disposition application for sale of OHA property at 25th & Grant Street to the Sherwood Foundation or an affiliated entity. OHA's Section 18 application will provide that, if the property is not sold to Sherwood Foundation (or affiliated entity), then OHA may pursue PBV conversion of the two units including transfer of ownership to River City Housing.

EXPLANATION:

The Sherwood Foundation requests to purchase OHA property at 25th & Grant Streets. The property includes 3 land parcels including a public housing duplex building (2 scattered site units). Sherwood Foundation is considering future commercial development on the site. Staff notes that most of the block is vacant land.

The 2 public housing units are occupied. OHA provided initial written informational notice to the residents & held a resident meeting to explain OHA's proposed plans and residents' relocation rights and to receive residents' input. OHA also emailed the residents to invite them to the meeting. OHA also has established an email address (OHAPlans@OHAauthority.org) dedicated to ongoing resident input and questions regarding repositioning plans. CVR Associates will provide relocation services, and each family will be offered a Housing Choice Voucher. OHA & CVR staff will continue to communicate with residents as plans progress.

The property would be sold to Sherwood Foundation (or an affiliated entity) at appraised value. The appraisal is pending.

There are some HUD requirements for this Section 18 application that are still pending. OHA staff is requesting Board approval now because OHA anticipates future delays in HUD processing. HUD plans to change its software platform for Section 18 applications. The change was originally scheduled to begin July 1 but has been delayed. At present, we do not know the new date of this change. HUD previously informed PHAs that, when it begins conversion, there may be a delay of 3+ months during which it will not be able to accept new Section 18 applications. HUD stated that, before the transition begins, it would accept incomplete Section 18 applications that include certain required information, including resident consultation and Board approval. OHA staff is requesting Board approval now so that we are ready to submit applications (even if incomplete) when HUD informs us of the new conversion date.

RECOMMENDED BY: Joanie Poore, CEO

5.2.2. Resolution 2024-82 PBV Award Elmington

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: September 5, 2024
Re: Recommendation for Contract – Project-Based Housing Choice Voucher Program

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve the proposal to use Project-Based Housing Choice Vouchers (PBVs) for Elmington Affordable, LLC in the amount of 54 Section 8 PBVs.

METHOD OF PROCUREMENT:

OHA published a Request for Proposals (RFP) soliciting affordable housing providers regarding the use of Project-Based Housing Choice Vouchers. Staff advertised locally in The Daily Record on February 22nd and 29th, 2024, and connected with 8 local affordable housing providers. The RFP is constructed to remain open to response on a first-come, first-served basis for an extended period of time and closed at such time OHA determines or December 31, 2024, whichever comes first. Elmington Affordable, LLC’s proposal is the second proposal received in response to the RFP for OHA’s evaluation. A committee of OHA staff evaluated the proposal in accordance with the scoring criteria described in the RFP.

Evaluation Scoring	Average Score
Elmington Affordable, LLC	96.5

OHA Staff recommends awarding the full request of 54 PBVs to Elmington Affordable, LLC.

BACKGROUND:

Elmington Affordable, LLC proposes to build a 216-unit new construction affordable housing development. The project will be located on approximately 15 acres of land at North 56th Street and Kansas Avenue. See attachments for additional details.

SOURCE OF FUNDS: Section 8 Voucher Funding

SPONSOR(S): Jennifer Dexter, Procurement Manager
Philisa Smith, Director of Housing Choice Voucher Department
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

April 30th, 2024

The Housing Authority of the City of Omaha, Nebraska
1823 Harney Street
Omaha, Nebraska 68102

RE: Request for Proposals 230817

Dear Omaha Housing Authority,

On behalf of Elmington Affordable, LLC, please accept the enclosed submission in response to the open solicitation for RFP 2024 seeking Development Partners to provide Omaha with a highly livable, sustainable, and inclusive affordable housing community for local, low-income individuals and families. Elmington plans to deliver a site that prioritizes healthy living spaces, minimizes environmental impact, expands housing and economic opportunities, enhances connectivity, and enriches the overall community, all while adding long-term financial value to OHA.

The proposed project, The Radio, is a 216-unit new construction affordable housing development comprised of eight, three-story buildings with surface parking. The project is located on a 14.99-acre parcel located on Kansas Avenue and N 56th Street in Douglas County, Nebraska. Elmington is requesting 54 three-bedroom PBVs. The proposed term of the HAP contract will be for twenty years with an option to extend an additional twenty years to a total term of up to 40 years. The projected date which units proposed for project-based assistance will be available for occupancy will be March 1st, 2027.

This project is in a neighborhood that would offer residents greater choices and opportunities in employment, education, transportation, and healthcare. We believe there to be meaningful job demand drivers and education opportunities in the immediate area, given the recent development of several market rate and affordable housing deals and the connectivity to nearby thoroughfares.

Elmington is one of the largest developers and managers of affordable housing in the nation. Our team includes experts in investment, construction, design, property management, and community development who work together to ensure we tailor each project to the specific needs of the community it serves. The locations of our projects span Alabama, Connecticut, Florida, North Carolina, Ohio, Tennessee, and Texas.

In closing, Elmington's extensive track record in developing, owning, and managing affordable housing projects demonstrates our significant expertise and commitment to building and maintaining high quality affordable housing. Our proposed project is designed to be a valuable addition to the Sioux Falls community. Elmington looks forward to working with OHA, and we appreciate your consideration.

Respectfully,



C. Hunter Nelson
President, Elmington Affordable, LLC
hunter@elmingtoncapital.com
615-879-1163



DeAnna Moore
President, Elmington Property Management, LLC
demoore@elmingtonpm.com
615-490-6700

KANSAS AVENUE

Omaha, NE

ELMINGTON CAPITAL GROUP

SP 01 // 2024.04.17

PROJECT DATA:

216 UNITS

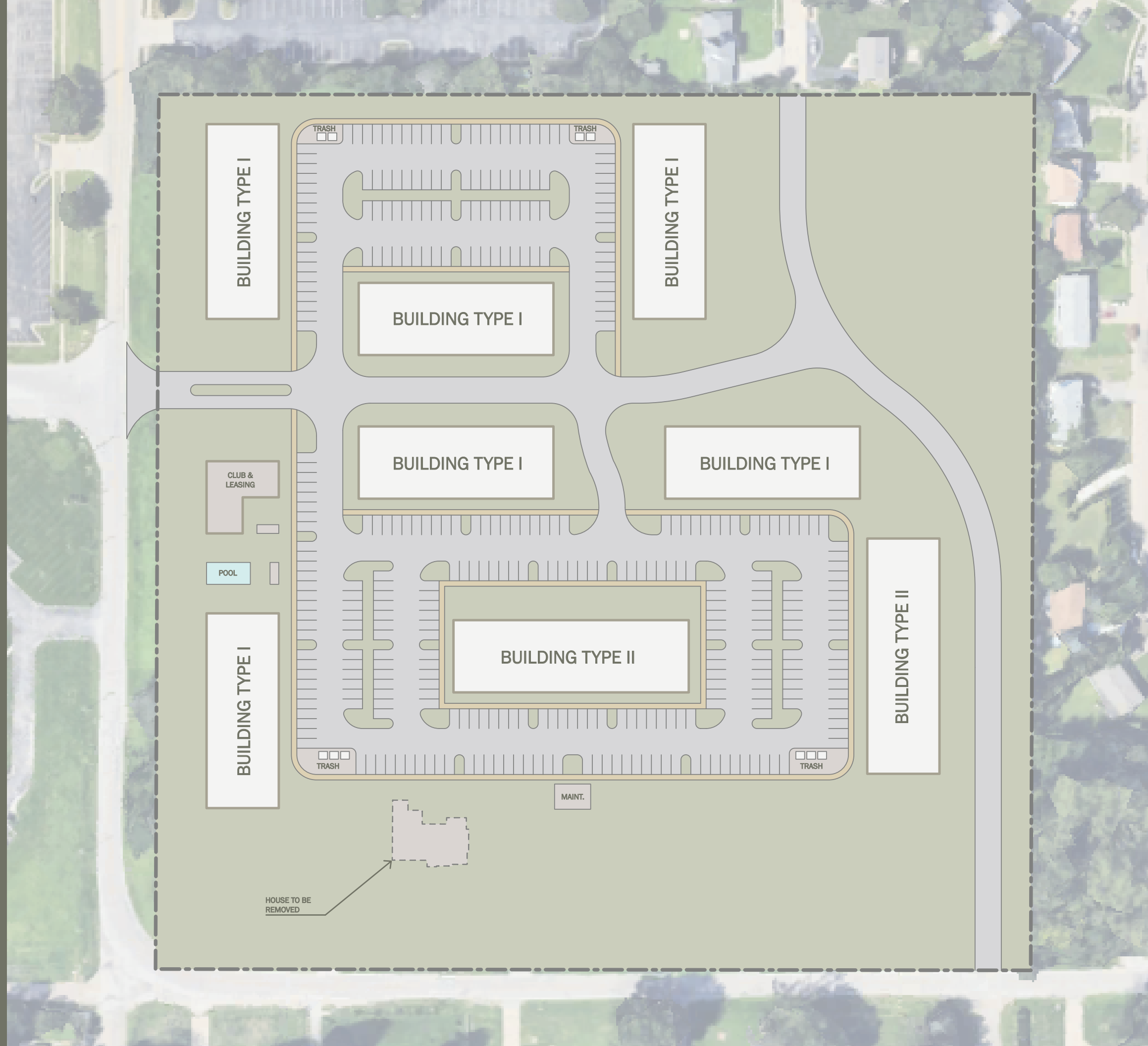
14.99 ACRES / 14.4 UNITS PER ACRE

358 PARKING SPACES / 1.65 SPACES PER UNIT

UNIT TABULATIONS:

UNIT #	UNIT TYPE	BLDG. TYPE I	BLDG. TYPE II	TOTAL	% BY TYPE
A1	1BD/1BA	0	24	48	22%
B1	2BD/2BA	12	0	72	33%
C1	3BD/3BA	12	12	96	44%
TOTALS		24	36	216	

SCALE: 1" = 80'



5.2.3. Resolution 2024-83 Sell Land to City

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: September 5, 2024

Re: Section 18 application to HUD for sale of land to the City of Omaha

RECOMMENDED ACTION:

OHA staff recommends Board approval for OHA to submit a HUD Section 18 disposition application for sale of land and temporary easement to the City of Omaha.

EXPLANATION:

The City of Omaha plans to construct a roundabout at 48th and Y Streets. OHA owns a scattered site unit on the corner. The City project would require acquisition of a small portion of the land at the corner of this intersection. The City will pay appraised value. The City project also will require temporary easement access on the lot on lands bordering the streets.

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

This will require a Section 18 application to HUD for approval.

OHA staff sent written notice to the current tenant of this scattered site unit, and OHA staff will continue to communicate with the resident as plans progress.

RECOMMENDED BY: Joanie Poore, CEO

48TH STREET

TRACT OWNERSHIP			
TRACT	OWNER	ADDRESS	RIGHT OF ENTRY
(14)	FRANKLIN D KUBLI JR	6022 S. 48TH ST	700
(15)	FRANKLIN D KUBLI	6010 S. 48TH ST	1061
(16)	OMAHA HOUSING AUTHORITY	4805 Y ST	1311
(17)	THERESA M DAEGES	5854 S. 48TH ST	1387
(18)	JOSEPH M DAEGES	5846 S. 48TH ST	266
(19)	DAVID A CISAR	5842 S. 48TH ST	750

CONTRERAS

Y STREET REPLAT

HOMESTEAD REPLAT 21

HOMESTEAD ADDITION

SW 1/4 SEC. 8-T14N-R13E

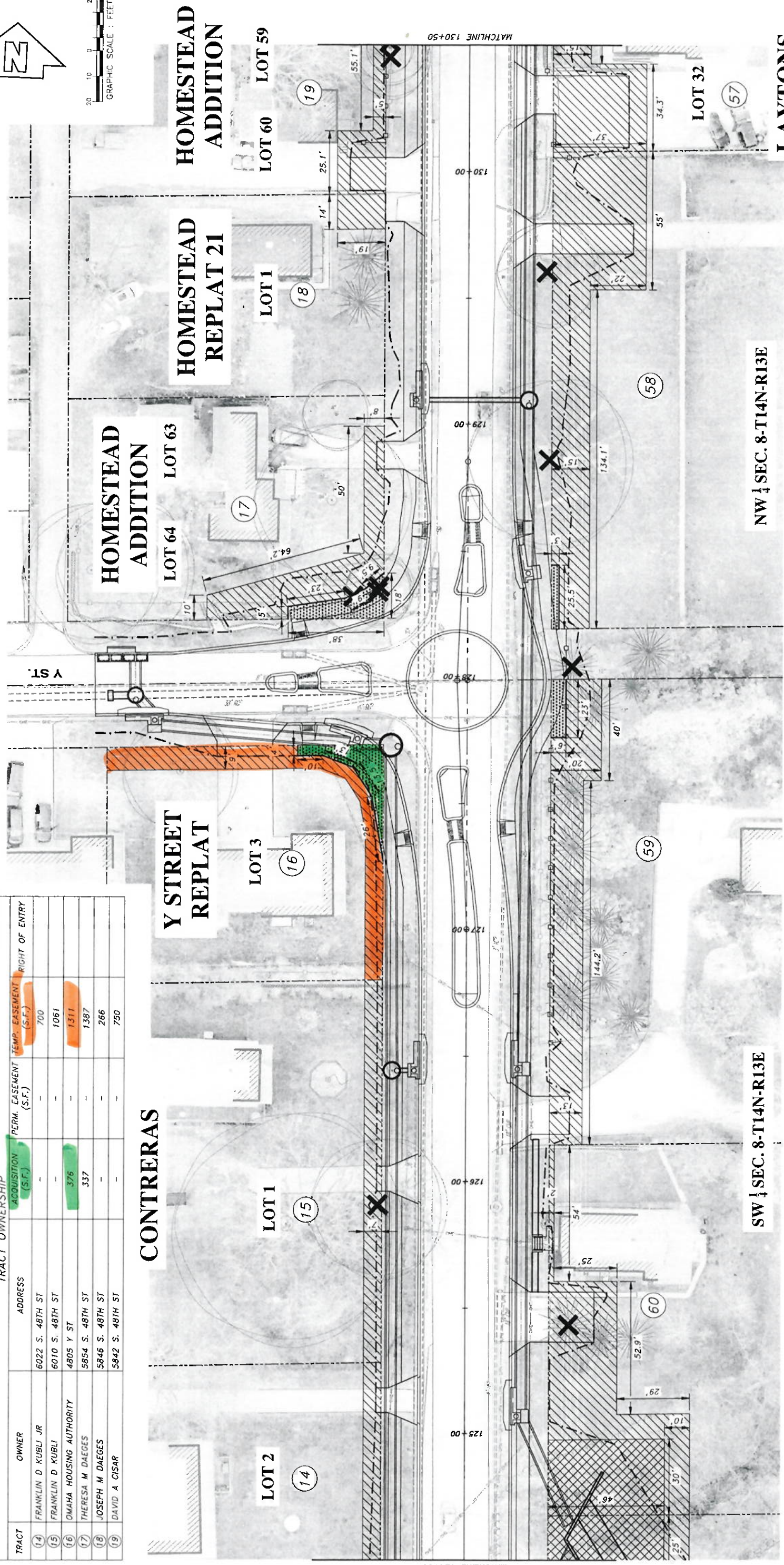
NW 1/4 SEC. 8-T14N-R13E

LAYTONS

TRACT OWNERSHIP			
TRACT	OWNER	ADDRESS	RIGHT OF ENTRY
(57)	LORENZO CARDENAS	5841 S. 48TH ST	1848
(58)	KEVIN IWOREK	5849 S. 48TH ST	3963
(59)	JOHN R AND BRIDGET PACOVSKY	6005 S. 48TH ST	2536
(60)	JOHN R AND BRIDGET PACOVSKY	6019 S. 48TH ST	2401

LEGEND

	ACQUISITION
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	TREE REMOVAL



RIGHT-OF-WAY

CITY OF OMAHA
PUBLIC WORKS DEPARTMENT

FELSBURG
HOLT &
ULLEVIG

PRELIMINARY PLAN
NOT FINAL - SUBJECT TO CHANGE

SHEET
238

OPW 52875

356

5.2.4. Resolution 2024-84 HUD Section 18 Application for PBV Conversion,
Scattered Site Units

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: September 5, 2024

Re: Section 18 disposition application for PBV conversion of SCNE & SCNW units

RECOMMENDED ACTION:

OHA staff recommends Board approval for OHA to submit Section 18 disposition applications to HUD for PBV conversion of specified scattered site units: 118 units in OHA development SCNE (scattered sites northeast) & 66 units in SCNW (scattered sites northwest).

EXPLANATION:

OHA's public housing stock includes roughly 600 single-family homes and small properties with 4 or fewer units. Beginning in 2023, OHA staff inspected its entire stock of scattered site units to plan repositioning options. OHA's review identified some scattered sites recommended for sale due to excessive capital needs & maintenance costs. OHA wishes to retain the remainder of its scattered site units as part of its affordable housing stock. Units that meet HUD's definition of "scattered site" units (4 or fewer units per block) may be eligible for PBV conversion through HUD's Section 18 disposition process. This resolution pertains to OHA units that meet HUD's definition of "scattered sites," eligible for HUD approval for PBV conversion, located in SCNE (118 units) and SCNW (66 units) because they may be ready for HUD application within the next month or couple months.

PBV conversion would provide higher HUD subsidies than the public housing program. For example, HUD estimates the public housing rent and subsidies for a 3-bedroom SCNE unit at \$936 per month, whereas the Section 8 fair market rent is \$1,562, an increase of \$626 per month or \$7,512 per year. PBV conversion of 100 units is estimated to increase OHA's funding by about \$750,000 per year. OHA staff estimates that roughly 400 scattered site units are currently eligible for PBV conversion.

If OHA's Section 18 applications are approved by HUD, ownership would be transferred to River City Housing. The units would be removed from OHA's public housing inventory, and HUD would provide vouchers that OHA intends for conversion of the units to PBV assistance. The current residents may remain in their current units with comparable rents provided they are eligible for Section 8/HCV PBV assistance. Residents who are not eligible for the Section 8/HCV program are entitled to relocation rights and benefits per HUD regulations and federal laws. OHA has contracted with CVR Associates to provide relocation services.

OHA provided initial written informational notice to the residents & held resident meetings (5 meetings at different dates and times) to explain OHA's proposed plans and to receive residents' input. OHA also established an email address dedicated to ongoing resident input and questions regarding OHA's repositioning plans. OHA & CVR staff will continue to communicate & meet with residents as OHA's plans progress.

Environmental reviews are pending for these SCNE and SCNW properties but may be completed within the next month or so. Although some HUD application requirements are not complete, OHA staff is

requesting Board approval now because OHA anticipates future delays in HUD processing. HUD plans to change its software platform for Section 18 applications. The change was originally scheduled to begin July 1 but has been delayed. At present, we do not know the new date of this change. HUD previously informed PHAs that, when it begins conversion, there may be a delay of 3+ months during which it will not be able to accept new Section 18 applications. HUD stated that, before the transition begins, it would accept incomplete Section 18 applications that include certain required information, including resident consultation and Board approval. OHA staff is requesting Board approval now so that we are ready to submit applications (even if incomplete) when HUD informs us of the new conversion date.

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 -- 84
HUD SECTION 18 APPLICATION: PBV CONVERSION OF SCNE & SCNW UNITS

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

WHEREAS, staff recommends conversion of scattered site units to HUD project-based voucher (PBV) assistance, which requires HUD approval of a Section 18 disposition application, and which will require transfer of ownership to OHA's affiliate, River City Housing, removal of the units from the public housing program, and conversion to the Section 8 PBV program;

WHEREAS, OHA submission of a Section 18 application requires consultation with the City of Omaha, which consultation has been conducted, and OHA has obtained a letter of support from the Mayor of the City of Omaha regarding OHA's plans for repositioning of scattered site units:

WHEREAS, OHA submission of a Section 18 application requires consultation with resident organizations, and OHA staff has consulted with the Central Advisory Committee;

WHEREAS, OHA submission of a Section 18 application requires consultation with the residents affected, and OHA staff has provided notice and held resident meetings;

WHEREAS, staff has consulted with the OHA Board in regard to all material parts of the Section 18 disposition application including the justification for disposition; the proposed method of disposition; and relocation plans, if applicable; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners authorize OHA staff to submit Section 18 disposition applications to HUD for PBV conversion of 118 units in SCNE and 66 units in SCNW;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby authorizes OHA staff to submit Section 18 applications to HUD for disposition and PBV conversion of 118 units in SCNE and 66 units in SCNW developments; and furthermore the Board authorizes OHA's CEO, Joanie Poore, and General Counsel, Brian Hansen, to take such actions and execute such documents as needed for submission of the Section 18 application.

David Levy, Chair, OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held September 5, 2024.

Joanie Poore, Secretary

SCATTERED SITE UNITS PLANNED FOR SALE or CONVERSION

08/12/24

CATEGORY DEV UNIT ADDRESS YARDI NOTES

PROJECT HW	SCSE	7611	865 S 60th ST	
PROJECT HW	SCSE	7870	1916 S 11th ST	
PROJECT HW	SCNE	0009	2218 N 51st ST	
SHERWOOD	SCNE	1475	2520 GRANT ST	
SHERWOOD	SCNE	1476	2522 GRANT ST	
SHERWOOD			2524 GRANT ST	LAND (NO UNIT)
MARKET	SCNE	0019	6106 RUGGLES ST	
MARKET	SCNE	4108	4406 N 53 ST	
MARKET	SCNE	4110	6328 NEWPORT AVE	
MARKET	SCNE	4114	6628 VERNON AVE	
MARKET	SCNE	4164	6511 FRANKLIN ST	
MARKET	SCNE	7510	3915 N 54 ST	
MARKET	SCNE	7511	6714 N 35 ST	
MARKET	SCNE	7515	7024 N 33 ST	
MARKET	SCNE	7518	5421 N 69 ST	
MARKET	SCNE	7527	4835 ERSKINE ST	
MARKET	SCNE	7532	2867 MARTIN AVE	
MARKET	SCNE	7549	2024 N 60 ST	
MARKET	SCNE	7564	3938 N 67 ST	
MARKET	SCNE	7596	6531 SPENCER ST	
MARKET	SCNE	7598	6761 BEDFORD AVE	
MARKET	SCNE	7607	5001 CHARLES ST	
MARKET	SCNE	7623	3704 CASS ST	
MARKET	SCNE	7686	6771 MANDERSON ST	
MARKET	SCNE	7690	3909 N 60 ST	
MARKET	SCNE	7695	1809 N 70 AVE	
MARKET	SCNE	7703	5535 N 66 ST	DELAY FLOOD PLAIN
MARKET	SCNE	7729	5524 N 61 ST	
MARKET	SCNE	7736	2508 N 65 ST	
MARKET	SCNE	7737	6111 SEWARD ST	
MARKET	SCNE	7739	6056 ELLISON AVE	
MARKET	SCNE	7747	5429 N 69 AVE	
MARKET	SCNE	7775	6941 WIRT ST	
MARKET	SCNE	7857	2710 N 25 ST	
MARKET	SCNW	4156	2624 N 88 ST	
MARKET	SCNW	7523	9448 MIAMI ST	
MARKET	SCNW	7630	12918 BROWNE ST	
MARKET	SCNW	7637	10630 CHARLES ST	
MARKET	SCNW	7643	4218 N 129 ST	
MARKET	SCNW	7678	8129 BURDETTE ST	
MARKET	SCNW	7683	9639 BOYD ST	
MARKET	SCNW	7689	9636 SPRAGUE ST	
MARKET	SCNW	7699	4517 N 96 ST	
MARKET	SCNW	7789	13011 CADY AVE	
MARKET	SCSE	0004	4958 S 37 ST	
MARKET	SCSE	4147	2743 S 50 ST	
MARKET	SCSE	7521	2942 MARTHA ST	
MARKET	SCSE	7524	5524 POPPLETON AVE	
MARKET	SCSE	7548	2533 S 46 AVE	
MARKET	SCSE	7565	2521 F ST	
MARKET	SCSE	7567	910 S 25 AVE	
MARKET	SCSE	7572	1121 S 51 ST	
MARKET	SCSE	7602	5568 MAYBERRY AVE	
MARKET	SCSE	7612	1430 S 12 ST	
MARKET	SCSE	7614	2215 S 13 ST	DELAY REQ' s PHASE I
MARKET	SCSE	7615	1903 S 28 ST	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
MARKET	SCSE	7627	6348 POPPLETON AVE	
MARKET	SCSE	7629	2006 ATWOOD AVE	
MARKET	SCSE	7653	5621 S 51 ST	
MARKET	SCSE	7661	3622 POLK ST	
MARKET	SCSE	7670	4025 S 39 AVE	
MARKET	SCSE	7676	1351 S 22 ST	
MARKET	SCSE	7650	550 S 70 ST	
PBV	SCNE	0001	1213 N 72 ST	
PBV	SCNE	0023	6718 HIMEBAUGH ST	
PBV	SCNE	1424	2522 BLONDO ST	
PBV	SCNE	1425	2520 BLONDO ST	
PBV	SCNE	1426	2516 BLONDO ST	
PBV	SCNE	1427	2518 BLONDO ST	
PBV	SCNE	1428	3221 N 26 AVE	
PBV	SCNE	1429	3223 N 26 AVE	
PBV	SCNE	1430	3229 N 26 AVE	
PBV	SCNE	1464	3231 N 26 AVE	
PBV	SCNE	1473	2429 LIZZIE ROBINSON AVE	
PBV	SCNE	1474	2431 LIZZIE ROBINSON AVE	
PBV	SCNE	4023	3117 LINCOLN BLVD	
PBV	SCNE	4024	3151 LINCOLN BLVD	
PBV	SCNE	4027	3873 FRANKLIN ST	
PBV	SCNE	4028	3875 FRANKLIN ST	
PBV	SCNE	4029	3877 FRANKLIN ST	
PBV	SCNE	4030	3879 FRANKLIN ST	
PBV	SCNE	4031	1507 N 38 ST	
PBV	SCNE	4032	1509 N 38 ST	
PBV	SCNE	4033	2727 N 28 AVE	
PBV	SCNE	4034	2729 N 28 AVE	
PBV	SCNE	4035	6816 WESTERN AVE	
PBV	SCNE	4036	6818 WESTERN AVE	
PBV	SCNE	4037	3620 HAWTHORNE AVE	
PBV	SCNE	4038	3622 HAWTHORNE AVE	
PBV	SCNE	4039	2109 WIRT ST	
PBV	SCNE	4040	2107 WIRT ST	
PBV	SCNE	4041	2205 JOHN CREIGHTON BLVD	
PBV	SCNE	4042	2207 JOHN CREIGHTON BLVD	
PBV	SCNE	4043	3612 BURDETTE ST	
PBV	SCNE	4044	3614 BURDETTE ST	
PBV	SCNE	4045	3612 GRANT ST	
PBV	SCNE	4046	3614 GRANT ST	
PBV	SCNE	4047	7505 N 33 ST	
PBV	SCNE	4048	7507 N 33 ST	
PBV	SCNE	4049	7515 N 33 ST	
PBV	SCNE	4050	7517 N 33 ST	
PBV	SCNE	4051	4373 KANSAS AVE	
PBV	SCNE	4052	4375 KANSAS AVE	
PBV	SCNE	4053	4939 N 14 ST	
PBV	SCNE	4054	4941 N 14 ST	
PBV	SCNE	4055	5029 RUGGLES ST	
PBV	SCNE	4056	5031 RUGGLES ST	
PBV	SCNE	4057	5037 RUGGLES ST	
PBV	SCNE	4058	5039 RUGGLES ST	
PBV	SCNE	4059	6501 HAMILTON ST	
PBV	SCNE	4060	6503 HAMILTON ST	
PBV	SCNE	4061	6505 HAMILTON ST	
PBV	SCNE	4062	6507 HAMILTON ST	
PBV	SCNE	4063	6001 PARK LANE DR	
PBV	SCNE	4064	6003 PARK LANE DR	
PBV	SCNE	4065	6005 PARK LANE DR	
PBV	SCNE	4066	6007 PARK LANE DR	
PBV	SCNE	4067	3315 CRAIG ST	
PBV	SCNE	4068	3317 CRAIG ST	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
PBV	SCNE	4069	3323 CRAIG Ave	
PBV	SCNE	4070	3325 CRAIG AVE	
PBV	SCNE	4071	8206 N 36 ST	
PBV	SCNE	4072	8208 N 36 ST	
PBV	SCNE	4101	3965 SCOTT ST	
PBV	SCNE	4103	5319 N 48 AVE	
PBV	SCNE	4104	5075 WHITMORE ST	
PBV	SCNE	4106	5044 BEDFORD AVE	
PBV	SCNE	4109	5004 N 60 AVE	
PBV	SCNE	4111	5418 N 63 ST	
PBV	SCNE	4112	6318 PARK LANE DR	
PBV	SCNE	4113	6912 N 65 AVE	
PBV	SCNE	4115	6228 N 68 ST	
PBV	SCNE	4152	5639 LAKE ST	
PBV	SCNE	5003	3415 N 28 AVE	
PBV	SCNE	5004	3417 N 28 AVE	
PBV	SCNE	5007	2552 MANDERSON ST	
PBV	SCNE	5008	2554 MANDERSON ST	
PBV	SCNE	5015	4205 LARIMORE AVE	
PBV	SCNE	5016	4207 LARIMORE AVE	
PBV	SCNE	5017	3326 N 45 ST	
PBV	SCNE	5018	3328 N 45 ST	
PBV	SCNE	5019	2106 BURDETTE ST	
PBV	SCNE	5020	2108 BURDETTE ST	
PBV	SCNE	7513	6325 PRATT ST	
PBV	SCNE	7514	2805 N 70 ST	
PBV	SCNE	7516	3034 REDICK AVE	
PBV	SCNE	7520	7211 N 71 CIR	
PBV	SCNE	7526	2040 N 65 ST	
PBV	SCNE	7530	2884 TITUS AVE	
PBV	SCNE	7533	2324 N 71 ST	
PBV	SCNE	7534	2590 VANE ST	
PBV	SCNE	7541	6417 READ ST	
PBV	SCNE	7560	7413 N 28 ST	
PBV	SCNE	7563	1420 N 60 ST	
PBV	SCNE	7578	5605 AMES AVE	
PBV	SCNE	7584	6202 N 63 ST	
PBV	SCNE	7594	6509 N 32 ST	
PBV	SCNE	7605	6918 PINKNEY ST	
PBV	SCNE	7619	3830 N 65 ST	
PBV	SCNE	7691	5412 N 61 AVE	
PBV	SCNE	7694	2617 N 67 ST	
PBV	SCNE	7733	2030 N 67 ST	
PBV	SCNE	7754	3874 N 65 AVE	
PBV	SCNE	7767	4337 GRAND AVE	
PBV	SCNE	7768	4328 EMMET ST	
PBV	SCNE	7769	4216 OHIO ST	
PBV	SCNE	7770	4336 OHIO ST	
PBV	SCNE	7771	4730 N 40 ST	
PBV	SCNE	7773	3712 FRANKLIN ST	
PBV	SCNE	7774	2902 PRATT ST	
PBV	SCNE	7836	2893 READ ST	
PBV	SCNE	7837	2895 READ ST	
PBV	SCNE	7854	4548 N 62 ST	
PBV	SCNE	7858	2129 WIRT ST	
PBV	SCNE	8136	2521 PARKER	
PBV	SCNE	8137	2527 PARKER ST	
PBV	SCNE	8138	2530 PARKER ST	
PBV	SCNE	8139	2533 PARKER ST	
PBV	SCNE	8140	2502 DECATUR ST	
PBV	SCNE	8141	2503 DECATUR ST	
PBV	SCNE	8142	2509 DECATUR ST	
PBV	SCNW	0002	4411 N 91 ST	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
PBV	SCNW	0013	9465 SPENCER ST	
PBV	SCNW	0014	7705 VERNON AVE	
PBV	SCNW	0015	7809 SEWARD ST	
PBV	SCNW	4116	6329 N 75 ST	
PBV	SCNW	4117	7624 MARY ST	
PBV	SCNW	4118	9348 CAMDEN AVE	
PBV	SCNW	4126	7540 RICHMOND DR	
PBV	SCNW	4127	1516 N 93 ST	
PBV	SCNW	4129	9130 RUGGLES ST	
PBV	SCNW	4130	11018 FRANKLIN CIR	
PBV	SCNW	4131	10823 OAKBROOK DR	
PBV	SCNW	4132	10612 IZARD ST	
PBV	SCNW	4133	1626 N 111 ST	
PBV	SCNW	4151	7760 WESTERN AVE	
PBV	SCNW	4153	9142 GRAND AVE	
PBV	SCNW	4154	10012 PRATT ST	
PBV	SCNW	4157	1312 COLE CREEK DR	
PBV	SCNW	4162	9710 GRAND AVE	
PBV	SCNW	4163	3705 N 84 ST	
PBV	SCNW	7519	9440 JAYNES ST	
PBV	SCNW	7543	5118 PARKVIEW DR	
PBV	SCNW	7558	8638 EVANS ST	
PBV	SCNW	7561	7851 MIAMI ST	
PBV	SCNW	7575	749 N 77 AVE	
PBV	SCNW	7576	4715 N 83 AVE CIR	
PBV	SCNW	7577	8773 TEMPLETON DR	
PBV	SCNW	7582	3606 N 93 ST	
PBV	SCNW	7603	4648 N 94 ST	
PBV	SCNW	7620	7425 SCHUYLER DR	
PBV	SCNW	7621	2515 N 83 ST	
PBV	SCNW	7622	7235 GRACELAND DR	
PBV	SCNW	7632	12707 FOWLER CIR	
PBV	SCNW	7633	8125 CORBY ST	
PBV	SCNW	7634	9833 FOWLER AVE	
PBV	SCNW	7635	9223 MEREDITH	
PBV	SCNW	7638	9145 SAHLER ST	
PBV	SCNW	7644	7825 CROWN POINT AVE	
PBV	SCNW	7645	9823 MAPLE ST	
PBV	SCNW	7646	4610 N 86 ST	
PBV	SCNW	7647	7634 HAMILTON ST	
PBV	SCNW	7652	7604 BAUMAN ST	
PBV	SCNW	7659	9716 CADY ST	
PBV	SCNW	7667	1818 N 84 ST	
PBV	SCNW	7668	9391 OHIO ST	
PBV	SCNW	7671	1621 BOWIE DR	
PBV	SCNW	7677	9335 TOMAHAWK BLVD	
PBV	SCNW	7684	8335 CUMING ST	
PBV	SCNW	7687	7732 NICHOLAS CIR	
PBV	SCNW	7696	710 N 72 ST	
PBV	SCNW	7697	1018 N 85 ST	
PBV	SCNW	7698	4216 N 93 ST	
PBV	SCNW	7700	4719 N 129 AVE	
PBV	SCNW	7701	4805 N 131 ST	
PBV	SCNW	7705	8705 KEYSTONE DR	
PBV	SCNW	7730	11284 LAKE FOREST DR	
PBV	SCNW	7734	9223 FOWLER CIR	
PBV	SCNW	7735	9448 FOWLER AVE	
PBV	SCNW	7742	9114 MEADOW DR	
PBV	SCNW	7755	9474 BEDFORD AVE	
PBV	SCNW	7763	2515 N 73 ST	
PBV	SCNW	7764	2517 N 73 ST	
PBV	SCNW	7765	2519 N 73 ST	
PBV	SCNW	7766	2521 N 73 ST	
PBV	SCNW	7790	10806 CURTIS AVE CIR	

CATEGORY	DEV	UNIT	ADDRESS YARDI	NOTES
PBV	SCNW	7838	5614 N 82 ST	

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: September 5, 2024
 Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2024

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2024	Allocation	Issued Current Month	May	Jun	Jul	Current Mo % Leased
	All Other Vouchers	5163	19	3630	3642	3676	71%
	Emergency Vouchers	142	0	109	110	111	78%
	Fair Share Vouchers	24	4	7	4	11	45%
	HA Owned Vouchers	23	0	21	21	23	100%
	Home Ownership Vouchers	65	0	66	66	65	100%
	Incremental Vouchers	20	18	1	1	2	10%
	Mainstream Vouchers	115	0	96	96	95	82%
	Portable Vouchers	83	3	83	81	90	100%
	Project Based Vouchers	260	8	213	203	233	89%
	Tenant Protection Vouchers	179	22	179	182	179	100%
	VASH Vouchers	157	8	134	119	110	93%
	VASH Vouchers (PBV)	36	0	36	36	36	100%
Total Vouchers	6244	185	4575	4561	4631	74%	

Other Housing	Utilization 2024	Allocation	Issued	May	Jun	Jul	Current Mo % Leased
	HOME TBRA	30	0	29	29	27	95%
	Mod Rehab	36	2	34	35	36	100%

HUD Delinquency Rate		SEMAP	May	Jun	Jul
		95%	91.94%	90.00%	88.98%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: September 5, 2024
 Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2024

NSPIRE INSPECTION SUMMARY

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	213	235	249	285	251	247	222					
Section 8 Fail	156	139	162	176	126	145	168					
Section 8 Follow ups	186	163	162	183	256	156	163					
Quality Control Pass	12	10	5	9	0	13	9					
Quality Control Fail	0	2	3	3	0	4	0					
Special, Complaint, Inconclusive	7	13	10	7	6	13	10					
Monthly Total S8 Inspections Conducted	574	562	591	663	639	578	572	0	0	0	0	0
2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted					77	34	86					
5/20/2024 Weather Extension Results					May							
Pass					55							
Fail					21							
* included in monthly totals												

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: September 5, 2024
Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2024

HCV 2023 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2023	Annuals Due Monthly	Annuals Incomplete
1	465	0
2	370	0
3	375	2
4	419	0
5	402	0
6	332	1
7	358	0
8	343	0
9	410	1
10	398	4
11	389	3
12	430	2
Totals	4691	13

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Property Management – August 2024 Committee/Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score has continued to steadily **increase** from 13.76 in April to 16.17 in June. In July, the MASS score rose to 18.11. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (out of 25 possible points). We currently have 16 out of 18 AMP's (Asset Management Project) scoring 16 or higher. One AMP not scoring 16 or higher has 12 units; with that unit occupied, the MASS score jumps from 5 to 20. The property management team continues to do an outstanding job even with the vacancies in staffing.

Occupancy

The overall occupancy rate for public housing in July was 98.3%; the second straight month over 98%. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 17 of 23 properties achieved occupancy rates of 98% or higher (3 more than last month). There were 2 of the 23 that were at 97% bringing the total of 19 amps over OHA's goal of 96%.

- **Affordable Housing:** occupancy rates decreased from 86.8% in June to 81.3% in July. The 9 affordable housing vacancies at Chambers Court continues to be an issue with occupancy. Efforts in July and August to address safety and security issues at Chambers were provided by increasing patrols of Public Safety Officers. These patrols established the need for additional on-site maintenance to repair damaged doors to both limit access to buildings and entry to vacant units, and to repair lighting damage created by the area homeless population.
- **Market-Rate Housing:** occupancy continues to be affected by Arbor Villas; Arbor Villas is no longer leasing due to CNI South redevelopment efforts. Please note that the 10 vacant units at Arbor Villas are not available for leasing; therefore, the 50% occupancy could be viewed as 100% occupied depending upon perspective. The three vacant units at North Villa are a symptom of the lack of staffing in Multi-Family/Scattered Site along with the USIG and REAC inspections and the storms from May, June and July. These two regions have been managed by only one Maintenance Manager instead of two; and they have been down a minimum of two to three maintenance repairers for the past 3+ months. Good news is that a new Maintenance Manager started on Monday, 8/26/2024, and maintenance repairers are in the process of being on-boarded (no confirmed start dates).

Tenant Accounts Receivable (TAR)

OHA's TAR ratio (past due rent/ total rent due) for public housing **decreased** from 0.86 to 0.84. Past due rent in public housing decreased by \$26,499. Tenant revenue decreased by \$12,324.

Asset Management

Public Housing properties have a YTD budget variance of \$640,361. All public housing properties received revenue from transfers to the operating funds from the 2024 capital funds grant in June. Due to CNI South redevelopment efforts, Southside YTD budget variance is -\$338,329. Additionally, Chambers Court occupancy issues has led to a YTD budget variance of -\$254,606.

Maintenance

Scattered Site Southwest completed REAC inspections, but scores are still pending. The on-time completion rates for work orders **decreased** from 56% in June to 54% in July. The total number of outstanding work orders has **increased** from 1701 in June to 1,777 in July.

The increase in outstanding work orders is largely due to open maintenance positions. The Scattered Site properties (4 of the 24 AMPS) account for 1,086 of the work orders or 61%. The Maintenance Manager for the Scattered Site properties has been covering for the vacant Multi-Family Maintenance Manager position since April along with being short two to three Maintenance Repairers in the same time frame.

During the July 31st Storm, many properties experienced damage, power outages, and trees down, which included several insurance claims. This event led to large number of work orders on the last day of the month; three pages or approximately 120 calls were taken in the evening of 7/31.

**OHA Maintenance Report
7/31/2024**

Region	Property	PH Units	Physical			Work Orders Completion						MR
			PASS Points (out of 40)	2022 REAC Score	2023/24 REAC Score	Total Complete	% Complete On-Time	# Open	Prev Mo % Open	% Open / Units	# Open Trend	# Not Ready 60+ Days
North	Evans	110	28.8	72		59	47%	33	32%	30%	↓	0
	Florence	106	33.2	83		62	50%	25	21%	24%	↑	0
	Underwood	104	32.8	82		113	27%	88	87%	85%	↓	1
North Central	Benson	143	34	85		73	90%	0	10%	0%	↓	0
	Crown	149	35.2	88		63	105%	0	12%	0%	↓	0
Central	Jackson	207	35.2	58	88	212	97%	6	0%	3%	↑	0
	ParkSouth	221	38	78	95	180	54%	23	0%	10%	↑	0
South	Pine	143	34.4	86		56	98%	58	58%	41%	↓	0
	KayJay	117	28.8	72		35	100%	16	32%	14%	↓	0
	Highland	106	28.8	72		53	66%	34	39%	32%	↓	0
SS	Southside	356	33.6	53	84	107	100%	14	10%	4%	↓	n/a
Single Family	SCNE	225	25.6	64		426	21%	401	159%	178%	↑	1
	SCSE	137	27.2	68		300	26%	262	178%	191%	↑	0
	SCNW	115	28	70		312	23%	267	204%	232%	↑	0
	SCSW	75	17.2	43		203	36%	156	257%	208%	↓	0
Multi Family	Keystone	37	24.8	62		90	19%	82	203%	222%	↑	0
	Chambers	32	37.2	26	93	68	51%	53	125%	166%	↑	8
	Farnam	20	32	56	80	44	59%	28	65%	140%	↑	1
	ParkVilla	24	NA	NA		34	44%	27	96%	113%	↑	0
	NOAH	24	25.6	64		38	26%	45	192%	188%	↓	0
	Crown1	16	36.8	40	92	16	0%	15	100%	94%	↓	0
	Crown2	12	33.2	63	83	49	16%	34	275%	283%	↑	0
	Bayview	12	36	69	90	23	39%	17	142%	142%	-	0
Trades	Villas		NA	NA	NA	39	49%	42	84%	131%	↑	1
	Paint		NA	NA	NA	131	72%	51	NA	NA	NA	NA
	PestControl		NA	NA	NA	1516	84%	0	NA	NA	NA	NA
OHA PASS Score		2491	31.3	TOTAL / AVE			54%	1777	68%	71%	↑	12

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: September 5, 2024

Re: Compliance Department Update- July 2024

Intake Department

The Public Housing waiting list closed for all bedroom sizes June 1st. There was a total of 51 approved applications in July for 38 1- bedrooms, two 2-bedrooms nine 3-bedrooms and two 4-bedrooms. There were 2 applications approved for Chambers Court LIHTC (non-PH) apartments.

There were 83 applications withdrawn from the waiting list during July with 55 for no response, 3 for applicant requests, 1- over income, 9 for failed background checks and 15 refused housing offers.

With the waiting list closed, our administrative staff have been able to work on outstanding projects in addition to their daily job duties. The Administrative Assistant was able to conduct an audit of interims reported and compiled a new automated report for monitoring interims for Compliance.

The number of applicants on the current wait list will be used to determine what bedroom size wait lists will re-open and when. Currently our wait list numbers are:

1 bedroom- 2,482, 2 bedroom-2,060, 3 bedroom-1,206 and 4 bedroom-355

Based on our recent history, the 1 bedroom wait list is the only wait list that reflects less than a one year wait if we continue to pull approximately 300 off the list each month.

In August, Property Management staff asked for only 20 senior approved applicants based on the number of approved files already submitted. Housing Clerks continue to process applicants for our LIHTC units and for transfer files for the dual PH/LIHTC openings. They are also assisting the Compliance staff by processing verifications for the annual and interim recertifications.

The Property Management and Intake teams will monitor upcoming vacancies to ensure that we have approved applicant files when needed.

Recertifications

HUD's monthly Re-examination Delinquency Report for July continued the downward trend from 83.44% to 80.64%. Our new staff are progressing well in their training and will continue to see in-person appointments, so the more experienced staff's time is spent on processing and inputting files. Even with the training period, having a full staff will allow us to get back on track and increase our file completion rate. The Quality Control Specialists will continue to have a caseload through the end of the year.

During August, we implemented a set number of files to be completed by staff weekly to improve the completion of recertifications. The Intake Housing Clerks providing additional assistance with the processing of verifications has proven to be helpful. Our new hire for the final open Housing Compliance Specialist position is set to start 9/3/24.

The interim completion rate is at 52% for the interims reported between 2023 through April 2024. Even with our highest # received during April of 100 new interims, our efforts show a 3% increase in completed files from the prior month. The interims continue to be prioritized for residents with income decreases.

HUD has not updated their scheduled conversion dates for PIC and Hotma. Attached is a list of the major changes in the ACOP that were presented at resident meetings. There is a public hearing scheduled during September for OHA’s Annual Plan that includes HOTMA changes and two additional wait list preferences for CNI relocation for split families and Section 8 participants with failed landlord HQS (Inspire) inspection items for leasing at OHA owned properties. The final revised ACOP chapters will be presented at the September Fin/Proc/Ops Committee Meeting for approval.

Process Improvements

During the month of July, Nicole worked with staff from Section 8, Compliance and FSS departments:

Section 8- assisted with completion of request approvals for wait list and recertifications.

Compliance- worked with staff to compile accurate list for status of interims reported

Family Self Sufficiency- assisted with email blast out to participants for Back-to-School Event.

Nicole also created instruction reports for running Do Not Accept (rent) reports and a How to Print all pages of on-line applications. Created a quick guide for residents on how to complete an interim on line and also, Dynamic Tools for Managing EE Learning.

Training classes were held for new staff in Section 8, Compliance, Intake, Maintenance and Public Safety for Yardi Basics, Rent Café 101, Rent Café Annual/Interim/Wait list, P2P, Docu-Sign.

There were 10 cases submitted to Yardi. There were 117 requests from staff for assistance:

Requests by Department:

Capital Improvements	0
Compliance	7
Executive	3
Finance	24
Family Self Sufficiency	2
HR	17
Inspections	1
Intensive Services	1
IT	1
Leasing	2
Legal	2
Maintenance	10
PH Intake	7
Procurement	1
Property Management	14
Public Safety	2
Section 8	23

ACOP UPDATES WITH HOTMA CHANGES EFFECTIVE NO LATER THAN 1/1/2025

Introduction:	PIH Notice 2023-27 implements Section 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)
Chapter 1: Overview	HOTMA changed 14 different sections of the statutes that impact public housing and section 8 programs
	Distinctions between mandatory and non-mandatory policies
Chapter 3: Eligibility	Changed eligibility requirements in the area of net asset and property ownership restriction requirements.
	Definition changes to family, minors, foster adults and foster children
	Form 9886 - Authorization for the Release of Information Privacy Act Form- only sign one time instead of annually
Chapter 6: Income	Income- now lists all sources of income that will be excluded from annual income
	Calculations are different at time of admission, interim or annual recertifications.
	Initial occupancy and interims income calculations- use anticipated income
	Annual recertifications may use prior year's income
	Defines day laborer and seasonal worker.
	Defines Self-employment/business and Independent contractor
	Changes how student financial assistance is calculated.
	Assets- defines necessary and non-necessary personal property.
	Changed asset limit from \$5000 to \$50,000 for verification purposes, tax refunds in savings accounts not counted for 12 months
	Dependent allowance may increase, elderly/disabled allowance increase- both may be adjusted annually

	Child care expense allowance expanded
	Hardship exemptions: <ul style="list-style-type: none"> • Medical expenses- phase in relief/general relief • Child Care Expense Hardship Exemption
Chapter 7: Verification (New)	Use of other programs' income determinations
	Use of EIV for verification of income
	Social Security number verification
Chapter 8: Leasing	National Standards for the Physical Inspection of Real Estate: Inspection Standards (NSPIRE)- guidelines for unit inspections and repairs
Chapter 9: Reexaminations (New)	Annual reexaminations for families paying income based rent
	Reexaminations for families paying flat rents
	Interim reexaminations
	Recalculating tenant rent
	Non-Interim reexamination transactions
	Adding, removing household members
	Reporting requirements for changes
Chapter 10: Pets	Assistance animals (service and support animals) and pets
Chapter 12: Transfer Policy	-----
Chapter 13: Lease Terminations	Over income families
Chapter 15: Program Integrity	De Minimis errors
Chapter 17: Program Administration	NSPIRE inspection results are used
Glossary	Updates to reflect changes

There are 2 additional Public Housing wait list preferences added after resident meetings:

Preference for CNI Relocation residents who need to split family members from one to multiple housing units in order to meet occupancy guidelines used by Public Housing and Housing Choice Voucher programs.

Preference (required by HUD) for Housing Choice Voucher families where the landlord doesn't make the required inspection repairs, and the family cannot find new housing with their move packets. Families will now be able to receive preference points if they apply for OHA owned public housing units.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: September 5, 2024
 Re: Intake Approved Applications July 2024

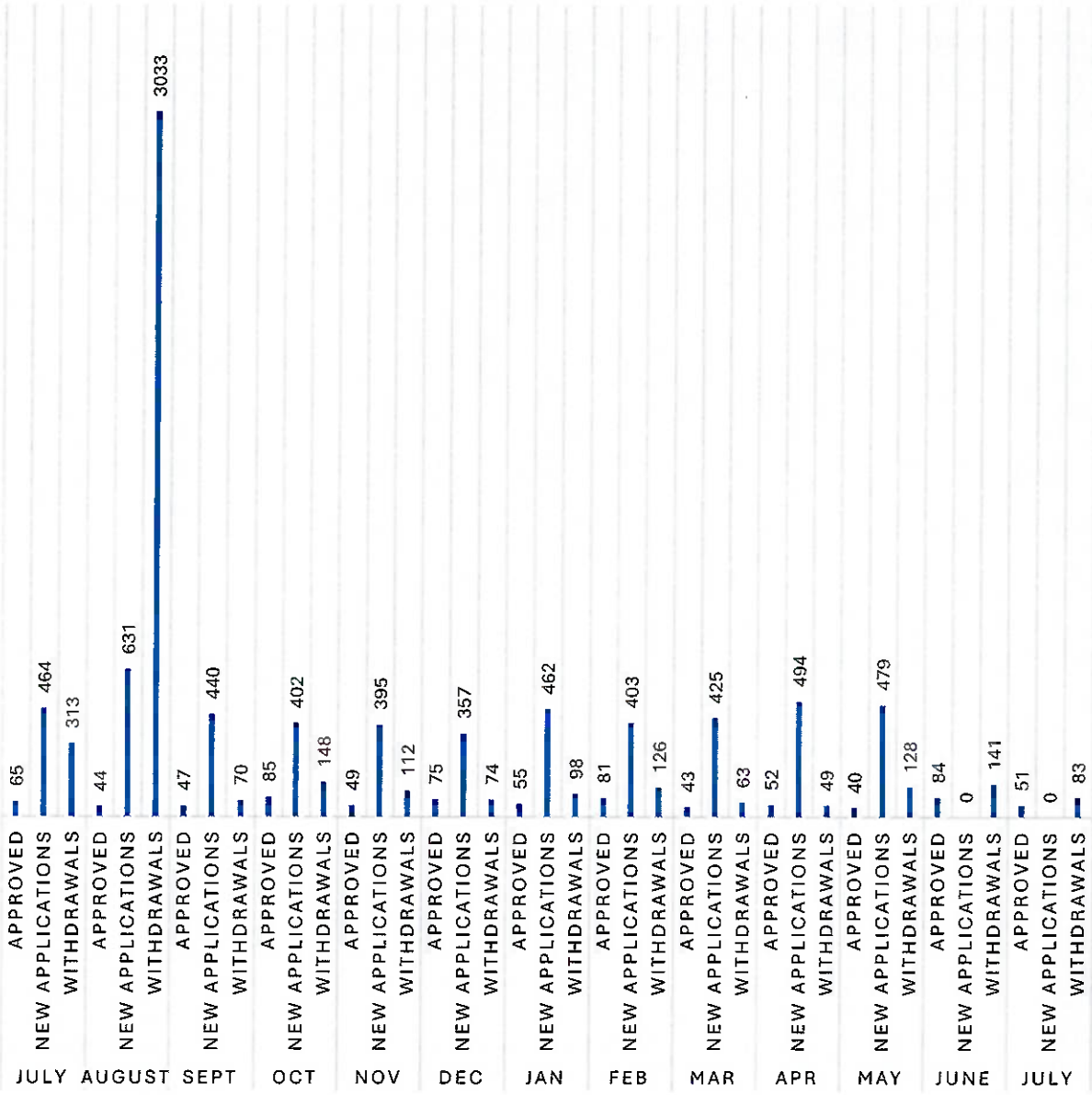
**Intake Department
 Month of July 2024**

New Public Housing Applications	0
New Villas Housing Applications	1
New Farnam Straight Tax Credit Housing Applications	4
New Chambers Straight Tax Credit Housing Applications	6
Approved Public Housing Applications	51
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	2
Approved Applications for Farnam Apts Straight Tax Credit	0

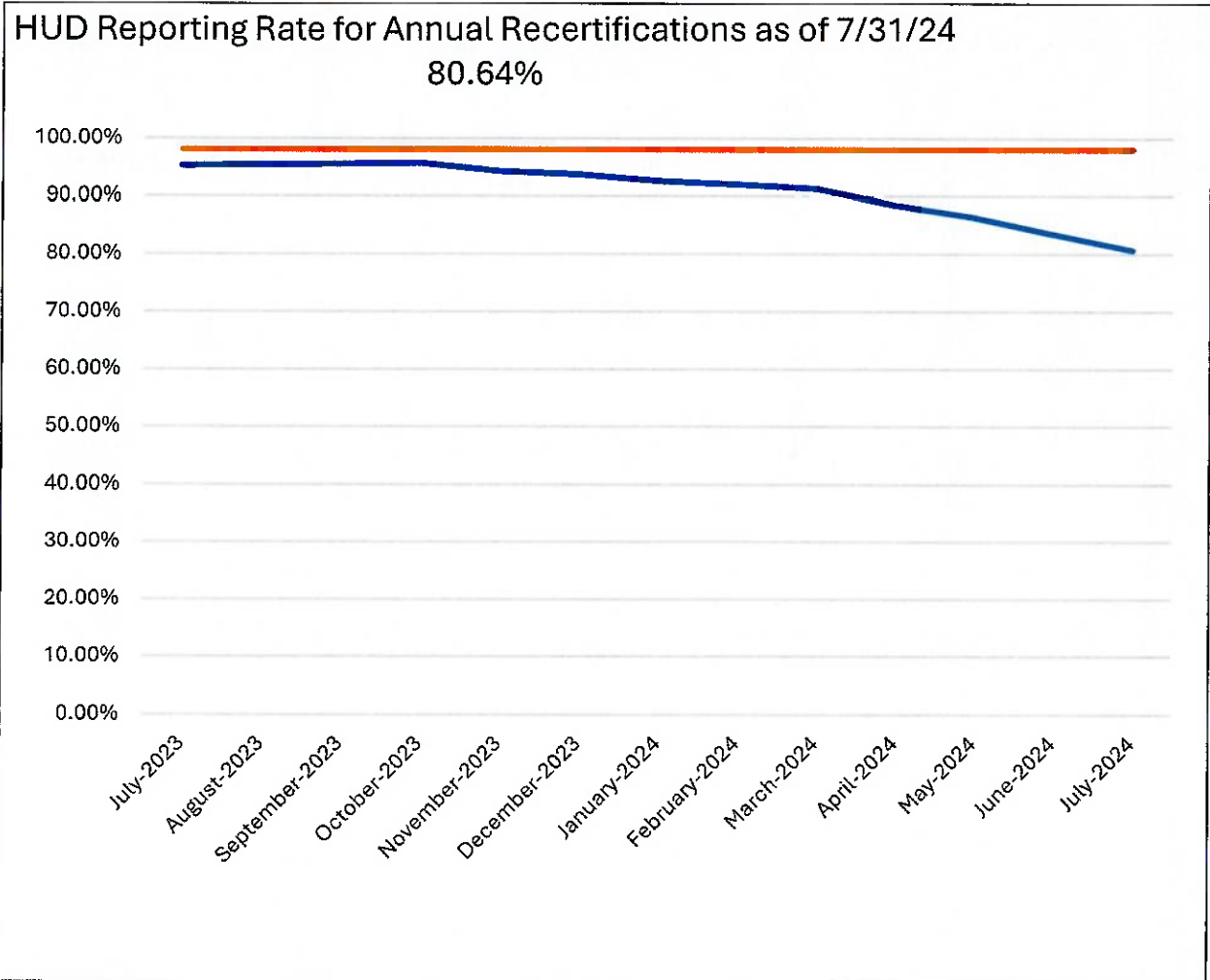
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		38	2	9	2
Villas Applications Approved		Two	Three		
North Villas	0	0			
Arbor Villa	0	0			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	0	1	1	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	0	0			

Applications Withdrawn from PH Wait List	83	
No Response During Full Application Process	55	
Owe monies to PHA	0	
Not Eligible to Apply	0	
Failed Background Check	9	
Applicant Request	3	
Refused Offer	15	
Over Income	1	

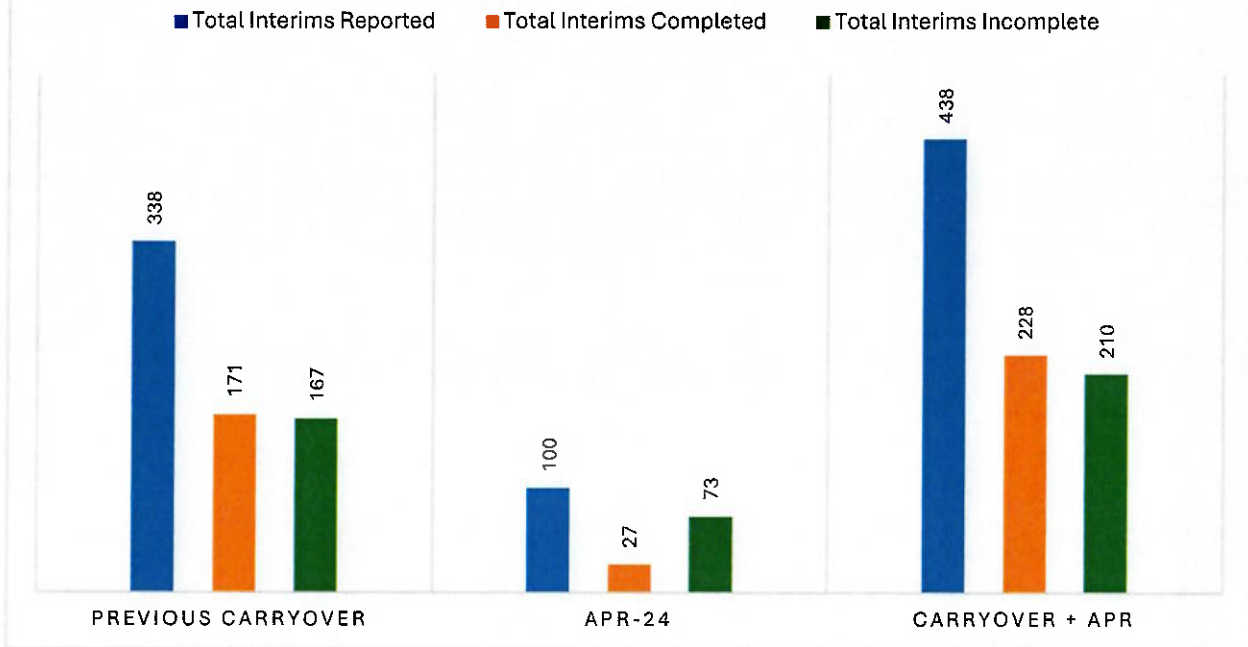
PUBLIC HOUSING INTAKE WAITING LIST JULY 2024



	HUD Goal
	Actual



INTERIM COMPLETION RATE THROUGH APRIL 2024



100 residents reported new changes during the month of April. Housing Compliance Staff worked to complete the new and outstanding interims during this month. Overall, staff processed a total 57 interim files during the month of April.

6.6. Financials

Omaha Housing Authority

FASS SCORECARD

Sub-Indicator		<i>Jan-24</i>	<i>Feb-24</i>	<i>Mar-24</i>	<i>Apr-24</i>	<i>May-24</i>	<i>Jun-24</i>	<i>Jul-24</i>
<u>Quick Ratio (QR)</u>	Ratio	1.19	1.14	1.02	0.89	0.97	0.97	0.85
	Score	8.10	7.88	7.31	0.00	0.00	0.00	0.00
Measures: ability to meet current obligations if all became immediately payable								
Ratio Goal: 2 / Score Goal: 12								
<u>Months Expandable Net Assets Ratio (MENAR)</u>	Ratio	0.75	0.48	0.11	-0.41	-0.09	-0.12	-0.80
	Score	0	0	0	0	0	0	0
Measures: days cash on hand								
Ratio Goal: 4 months / Score Goal: 11								
<u>Debt Service Coverage Ratio (DSCR)</u>	Ratio	726	1,609	2,307	2,764	4,123	5,881	5,997
	Score	2	2	2	2	2	2	2
Measures: ability to make debt payments								
Score Goal: 2								
Total FASS Points		10	10	9	2	2	2	2
Maximum FASS Points		25	25	25	25	25	25	25

MASS SCORECARD

Sub-Indicator		<i>Jan-24</i>	<i>Feb-24</i>	<i>Mar-24</i>	<i>Apr-24</i>	<i>May-24</i>	<i>Jun-24</i>	<i>Jul-24</i>
<u>Tenants Accounts Receivable (TAR)</u>	Ratio	95.90%	97.00%	102.00%	109.90%	96.00%	99.70%	110.60%
	Score	0	0	0	0	0	0	0
Measures: efficiency of collections								
Goal: < 1.5% / Score Goal: 5								
<u>Accounts Payable (A/P)</u>	Ratio	0.44	0.34	0.38	0.63	0.36	0.39	0.30
	Score	4	4	4	4	4	4	4
Measures: efficiency of payments								
Goal: < .75 / Score Goal: 4								
<u>Occupancy (Accumulated)</u>	Ratio	94.88%	95.39%	95.43%	95.69%	95.87%	96.07%	96.26%
	Score	8	8	8	8	8	12	12
Ratio Goal: >=98% / Score Goal: 16								
Total MASS Points		12	12	12	12	12	16	16
Maximum MASS Points		25	25	25	25	25	25	25

Total Score	44%	44%	43%	28%	28%	36%	36%
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New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2024

Book = Accrual ; Tree = ysi_bs

	July 31, 2024	July 1, 2024	Net Change	January 1, 2024	YTD Net Change
100-0000 ASSETS					
119-0000 CASH AND CASH EQUIVALENTS	12,898,834	12,729,150	169,684	12,857,358	41,476
125-1999 OTHER ACCOUNTS RECEIVABLE	147,442	344,217	(196,775)	456,163	(308,721)
125-9900 A/R INTER-PROPERTY	956,221	823,026	133,194	704,837	251,383
126-9999 A/R - TENANT	747,796	663,025	84,771	589,388	158,408
127-9999 A/R PROMISSORY NOTES	3,141,850	3,143,051	(1,201)	3,134,441	7,409
129-9999 ACCRUED INTEREST RECEIVABLE	5,171,183	5,171,183	0	5,171,183	0
142-9999 PREPAID ASSETS	1,212,948	1,037,391	175,557	326,854	886,094
144-5999 INTER-FUND DUE FROM	2,412,331	2,371,256	41,076	2,507,781	(95,449)
150-0000 TOTAL CURRENT ASSETS	26,688,605	26,282,300	406,305	25,748,005	940,600
168-9999 FIXED ASSETS	31,906,248	31,678,662	227,586	31,959,545	(53,297)
171-9999 NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
172-9999 LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
174-0198 TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0299 PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-1999 ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
175-5000 LT INTER-PROPERTY	913,265	913,265	0	913,265	0
177-0000 INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
180-0000 TOTAL NON-CURRENT ASSETS	47,669,492	47,441,906	227,586	47,722,789	(53,297)
190-9999 TOTAL ASSETS	74,358,097	73,724,206	633,891	73,470,794	887,303
300-0000 LIABILITIES AND EQUITY					
300-0100 LIABILITIES					
311-9999 ACCOUNTS PAYABLE					
312-0099 ACCOUNTS PAYABLE	848,892	299,954	548,939	713,481	135,412
312-0299 A/P OTHER	2,553,350	2,784,240	(230,890)	376,771	2,176,579
312-1999 A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-2999 ACCRUED FEES	915,755	782,561	133,194	664,372	251,383
320-0000 ACCR WAGES & WITHHOLDINGS					
321-9999 ACCR WAGES & WITHHOLDINGS	732,280	732,013	267	937,202	(204,922)

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2024

Book = Accrual ; Tree = ysi_bs

	July 31, 2024	July 1, 2024	Net Change	January 1, 2024	YTD Net Change
322-9999 COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
341-9999 TENANT SECURITY DEPOSIT	724,916	719,710	5,206	789,108	(64,192)
342-0999 UNEARNED REVENUE	331,245	339,116	(7,871)	312,498	18,747
343-0099 CURRENT PORTION OF DEBT	5,211,054	5,215,372	(4,318)	5,239,366	(28,312)
345-0299 OTHER CURRENT LIABILITIES	-147,322	-147,322	0	-147,322	0
345-9999 INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
347-5000 INTER-FUND DUE TO	1,343,645	1,276,115	67,531	1,415,172	(71,527)
349-9999 TOTAL CURRENT LIABILITIES	17,598,887	17,086,830	512,057	15,385,718	2,213,169
352-9999 LONG TERM DEBT	9,245,310	9,245,310	0	9,245,310	0
353-0050 LT LIABILITIES - OTHER	404,743	404,743	0	404,743	0
353-0500 FSS ESCROW	619,409	613,504	5,905	574,211	45,198
353-5000 TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
354-9999 COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
355-5000 LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
359-9999 TOTAL NON-CURRENT LIABILITIES	13,965,345	13,959,441	5,905	13,920,147	45,198
399-9999 TOTAL LIABILITIES	31,564,233	31,046,271	517,962	29,305,865	2,258,367
500-0000 EQUITY					
508-9999 NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
512-0005 RETAINED EARNINGS	11,296,070	11,180,142	115,929	12,667,135	(1,371,065)
512-0150 UNRESTRICTED NET POSITION	7,303,322	7,303,322	0	7,303,322	0
512-9999 RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
599-9999 TOTAL EQUITY	42,793,864	42,677,935	115,929	44,164,929	(1,371,065)
600-9999 TOTAL LIABILITIES AND EQUITY	74,358,097	73,724,206	633,891	73,470,794	887,303
999-9999 TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2024

Book = Accrual ; Tree = ysi_bs

		July 31, 2024	July 1, 2024	Net Change	January 1, 2024	YTD Net Change
100-0000	ASSETS					
111-0100	CASH - OPERATING	6,811,408	5,698,091	1,113,317	6,321,460	489,948
111-0200	CASH - PAYROLL	83,873	89,062	(5,189)	496,193	(412,321)
111-0300	CASH - OTHER	46,400	46,364	36	48,168	(1,768)
111-0400	PETTY CASH	560	560	0	560	0
111-1000	CASH - VENDOR PAYMENTS	-728,581	83,790	(812,371)	-129,914	(598,668)
112-0000	CASH - RESTRICTED	4,305,465	4,380,917	(75,452)	3,869,166	436,299
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	38,529	38,482	47	38,205	324
112-3000	REPLACEMENT RESERVE	70,783	70,620	163	69,673	1,109
113-0000	CASH - FSS ESCROW	602,491	664,711	(62,221)	574,458	28,033
113-1000	CASH - FSS FORFEITURES	49,869	33,669	16,200	21,209	28,659
113-3000	OPERATING RESERVE	272,177	271,588	589	268,157	4,020
113-3500	OHA HUD OPERATING RESERVE	298,602	298,602	0	298,602	0
114-0000	CASH - SECURITY DEPOSIT	679,017	684,902	(5,885)	616,269	62,747
115-0000	HOMEOWNERSHIP FUNDS	368,243	367,791	452	365,150	3,092
119-0000	CASH AND CASH EQUIVALENTS	12,898,834	12,729,150	169,684	12,857,358	41,476
122-0000	A/R HUD	539,951	733,826	(193,875)	443,785	96,166
123-0000	A/R OTHER GOVERNMENTS	243,149	248,308	(5,159)	651,313	(408,164)
125-0000	A/R OTHER	1,800	1,800	0	1,800	0
125-0400	A/R NON DWELLING RENT	15,804	13,545	2,259	12,527	3,277
125-0500	A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
125-0501	ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
125-1999	OTHER ACCOUNTS RECEIVABLE	147,442	344,217	(196,775)	456,163	(308,721)
125-6000	INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
125-6002	INTER-PROPERTY {9EC}	170,159	161,299	8,860	126,499	43,660
125-6003	INTER-PROPERTY {9KCC}	86,273	82,683	3,590	68,159	18,114
125-6004	INTER-PROPERTY {9NOAH}	53,398	51,057	2,341	41,509	11,890
125-6006	INTER-PROPERTY {9FAR}	106,682	102,224	4,457	83,367	23,315
125-6007	INTER-PROPERTY {9BV}	27,198	25,877	1,321	20,840	6,358
125-6008	INTER-PROPERTY {9CR1}	41,669	40,108	1,561	33,738	7,931
125-6009	INTER-PROPERTY {9CR2}	26,720	25,550	1,171	20,775	5,945
125-6010	INTER-PROPERTY {VILLAS}	44,310	41,662	2,648	31,049	13,261
125-6011	INTER-PROPERTY {HCV}	526,290	526,290	0	838,690	(312,400)

125-6012	INTER-PROPERTY {HCV ADM}	-436,045	-436,045	0	-831,320	395,275
125-6015	INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
125-6017	INTER-PROPERTY {PUB HSG}	257,793	150,547	107,245	219,758	38,034
125-9900	A/R INTER-PROPERTY	956,221	823,026	133,194	704,837	251,383
126-0000	ACCOUNTS RECEIVABLE TENANTS	810,670	725,935	84,736	652,297	158,373
126-0100	ALLOWANCE FOR A/R TENANTS	-62,909	-62,909	0	-62,909	0
126-9999	A/R - TENANT	747,761	663,025	84,736	589,388	158,373
127-0100	P-NOTES OUTSTANDING	582,851	584,052	(1,201)	575,442	7,409
127-0120	ALLOWANCE FOR P-NOTES	-66,493	-66,493	0	-66,493	0
127-0200	A/R BAYVIEW	387,861	387,861	0	387,861	0
127-0201	A/R FARNAM	1,375,882	1,375,882	0	1,375,882	0
127-0206	A/R STREHLOW	812,448	812,448	0	812,448	0
127-0207	A/R NOAH	49,301	49,301	0	49,301	0
127-9999	A/R PROMISSORY NOTES	3,141,850	3,143,051	(1,201)	3,134,441	7,409
129-0100	ACCRUED INTEREST RECEIVABLE	5,171,183	5,171,183	0	5,171,183	0
129-9999	ACCRUED INTEREST RECEIVABLE	5,171,183	5,171,183	0	5,171,183	0
142-0000	PREPAID INSURANCE	624,285	412,644	211,642	142,025	482,260
142-0100	PREPAID SOFTWARE EXP	396,395	396,395	0	152,700	243,694
142-0200	PREPAID MED FSA SEC 125	3,563	5,031	(1,468)	1,160	2,403
142-0300	PREPAID CREDIT CARDS	42,634	91,846	(49,212)	118	42,516
142-0500	PREPAID OTHER	146,071	131,476	14,595	30,851	115,220
142-9999	PREPAID ASSETS	1,212,948	1,037,391	175,557	326,854	886,094
144-0000	INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
144-3000	INTER-FUND DUE FROM {COCC}	443,013	443,013	0	436,574	6,439
144-3001	INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,648	(35)
144-3002	INTER-FUND DUE FROM {9EC}	217,548	218,586	(1,038)	160,591	56,957
144-3003	INTER-FUND DUE FROM {9KCC}	68,703	65,810	2,893	25,683	43,020
144-3004	INTER-FUND DUE FROM {9NOAH}	116,265	117,818	(1,553)	42,452	73,813
144-3005	INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	22,106	(1,725)
144-3006	INTER-FUND DUE FROM {9FAR}	15,753	14,489	1,265	16,456	(703)
144-3007	INTER-FUND DUE FROM {9BV}	7,209	7,619	(410)	16,101	(8,892)
144-3008	INTER-FUND DUE FROM {9CR1}	15,329	10,253	5,077	15,375	(46)
144-3009	INTER-FUND DUE FROM {9CR2}	11,179	9,408	1,771	11,038	142
144-3010	INTER-FUND DUE FROM {VILLAS}	11,719	4,857	6,862	22,213	(10,494)
144-3012	INTER-FUND DUE FROM {HCV ADM}	-154,542	-154,022	(520)	-375,820	221,278
144-3013	INTER-FUND DUE FROM {HCV MV}	-2,207	-10,985	8,778	-15,295	13,089
144-3014	INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	239,963	(202,313)
144-3015	INTER-FUND DUE FROM {MOD REHAB}	3,271	4,197	(926)	44,668	(41,398)
144-3016	INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	109,222	484
144-3017	INTER-FUND DUE FROM {PUB HSG}	261,413	227,942	33,471	833,579	(572,166)

144-3018	INTER-FUND DUE FROM {ROSS GRANT}	20,180	25,898	(5,718)	100,054	(79,873)
144-3019	INTER-FUND DUE FROM {FSS GRANT}	-168,460	-186,040	17,580	-20,801	(147,660)
144-3020	INTER-FUND DUE FROM {CNI GRANT}	562,427	562,427	0	562,427	0
144-3021	INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
144-3023	INTER-FUND DUE FROM {EHV}	1,003,381	1,029,836	(26,455)	448,747	554,634
144-5999	INTER-FUND DUE FROM	2,412,331	2,371,256	41,076	2,507,781	(95,449)
150-0000	TOTAL CURRENT ASSETS	26,688,570	26,282,300	406,270	25,748,005	940,565
161-0000	LAND	8,299,143	8,299,143	0	8,299,143	0
162-0000	BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
162-0025	BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
162-0030	BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
162-0050	BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
162-0100	BUILDING IMPROVEMENTS	42,915,356	42,737,609	177,747	42,351,958	563,398
162-0200	CONTRACT WORK IN PROCESS	107,825	107,218	608	56,804	51,021
162-0300	WIP - PREDEVELOPMENT	899,296	652,863	246,433	480,876	418,420
162-0600	WIP - INS PROCEEDS/REPAIRS	664,131	664,131	0	537,614	126,517
163-0000	DWELLING EQUIPMENT	3,212,015	3,155,959	56,056	2,957,028	254,987
164-0000	SITE IMPROVEMENTS	4,962,653	4,962,653	0	4,892,718	69,935
164-0100	OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
164-0200	MAINTENANCE EQUIPMENT	365,170	365,170	0	298,320	66,850
164-0300	COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
164-0400	COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
164-0500	AUTOMOTIVE EQUIPMENT	2,608,074	2,608,074	0	2,418,518	189,556
164-0600	SECURITY EQUIPMENT	1,183,024	1,183,024	0	1,183,024	0
166-0000	ACCUM DEPR - BUILDINGS	-150,902,211	-150,825,979	(76,232)	-150,359,463	(542,748)
166-0025	ACCUM DEPR - COMMERCIAL	-373,310	-373,007	(303)	-371,189	(2,121)
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
166-0050	ACCUM DEPR - INELIGIBLE BLDG	-79,072	-78,805	(267)	-77,203	(1,869)
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-32,536,777	-32,430,328	(106,449)	-31,778,814	(757,963)
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,797,834	-1,780,244	(17,591)	-1,678,448	(119,386)
166-2000	ACCUM DEPR - SITE IMPROVE	-3,290,656	-3,269,278	(21,379)	-3,141,710	(148,947)
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-232,651	-232,361	(290)	-228,903	(3,748)
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-286,391	-285,627	(765)	-281,385	(5,006)
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-526,860	-526,825	(35)	-524,456	(2,404)
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,186,446	-2,166,294	(20,152)	-2,045,225	(141,221)
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-491,337	-481,541	(9,796)	-422,768	(68,569)
168-9999	FIXED ASSETS	31,906,248	31,678,662	227,586	31,959,545	(53,297)
171-0200	N/R BAYVIEW	208,156	208,156	0	208,156	0
171-0201	N/R FARNAM	553,079	553,079	0	553,079	0

171-0203	N/R CROWN I	241,542	241,542	0	241,542	0
171-0204	N/R CROWN II	161,563	161,563	0	161,563	0
171-0205	N/R NOAH	893,253	893,253	0	893,253	0
171-0206	N/R STREHLOW	2,907,673	2,907,673	0	2,907,673	0
171-0207	N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
171-9999	NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
172-1002	LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
172-1003	LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
172-1007	LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
172-1009	LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
172-1010	LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
172-9999	LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
174-0000	A/R P-NOTES - LONG TERM	-332,815	-332,815	0	-332,815	0
174-0100	TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0198	TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0200	PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-0299	PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-0300	Leases Receivable	2,885,186	2,885,186	0	2,885,186	0
174-1000	ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
174-1999	ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
175-1002	LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
175-1004	LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
175-1006	LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
175-1007	LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
175-1008	LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
175-1009	LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
175-1010	LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
175-5000	LT INTER-PROPERTY	913,265	913,265	0	913,265	0
176-0000	INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
177-0000	INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
180-0000	TOTAL NON-CURRENT ASSETS	47,669,492	47,441,906	227,586	47,722,789	(53,297)
190-9999	TOTAL ASSETS	74,358,062	73,724,206	633,856	73,470,794	887,268
300-0000	LIABILITIES AND EQUITY					
300-0100	LIABILITIES					

311-9999	ACCOUNTS PAYABLE					
312-0000	ACCOUNTS PAYABLE	848,892	299,954	548,939	713,481	135,412
312-0099	ACCOUNTS PAYABLE	848,892	299,954	548,939	713,481	135,412
312-0100	UNEARNED INCOME	2,547,690	2,778,580	(230,890)	379,969	2,167,721
312-0200	A/P OTHER	5,660	5,660	0	-3,198	8,858
312-0299	A/P OTHER	2,553,350	2,784,240	(230,890)	376,771	2,176,579
312-1000	A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-1999	A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-2000	ACCRUED MGMT & BKKPING FEE	146,296	146,296	0	63,421	82,875
312-2100	ACCRUED FRONT-LINE FEES	769,459	636,265	133,194	600,951	168,508
312-2999	ACCRUED FEES	915,755	782,561	133,194	664,372	251,383
320-0000	ACCR WAGES & WITHHOLDINGS					
321-0000	COURT ORDERED WITHHOLDING	5	5	0	5	0
321-0300	STATE WITHHOLDING	-15	-15	0	-15	0
321-0500	OTHER WITHHOLDING	2,106	1,905	201	1,985	121
321-1000	DEFERRED COMPENSATION WITHHOLDING	719,815	719,815	0	719,815	0
321-1100	ACCRUED PAYROLL	1,515	1,515	0	187,718	(186,202)
321-1200	ACCRUED PAYROLL TAXES	0	0	0	13,149	(13,149)
321-1300	EE INS DEDUCTIONS	8,854	8,788	65	14,545	(5,692)
321-9999	ACCR WAGES & WITHHOLDINGS	732,280	732,013	267	937,202	(204,922)
322-0000	COMPENSATED ABSENCES - CURRENT	202,035	202,035	0	202,035	0
322-9999	COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
341-0000	TENANT SECURITY DEPOSIT	677,624	672,949	4,675	615,954	61,669
341-0001	PET DEPOSIT	7,614	7,614	0	7,614	0
341-0100	DEPOSIT REFUND ACCOUNT	39,678	39,147	531	165,539	(125,861)
341-9999	TENANT SECURITY DEPOSIT	724,916	719,710	5,206	789,108	(64,192)
342-0000	DEFERRED REVENUE	2,205,974	2,205,974	0	2,205,974	0
342-0200	TENANT PREPAID RENT	322,746	330,568	(7,821)	304,199	18,547
342-0300	NO UNIT HOLDING ACCT	8,499	8,549	(50)	8,299	200
342-0999	UNEARNED REVENUE	331,245	339,116	(7,871)	312,498	18,747
343-0000	MORTGAGE PAYABLE - CURRENT	-28,312	-23,994	(4,318)	0	(28,312)
343-0003	ACCRUED INTEREST BRIDGE	798,130	798,130	0	798,130	0
343-0005	ACCRUED INTEREST HIO	3,751,136	3,751,136	0	3,751,136	0
343-0010	ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
343-0099	CURRENT PORTION OF DEBT	5,211,054	5,215,372	(4,318)	5,239,366	(28,312)
343-0100	CURRENT PORTION OF LT DEBT	1,572	1,572	0	1,572	0
345-0000	OTHER CURRENT LIABILITIES	-213,641	-213,641	0	-213,641	0
345-0100	CONTRACT RETAINAGE	66,319	66,319	0	66,319	0
345-0299	OTHER CURRENT LIABILITIES	-147,322	-147,322	0	-147,322	0
345-0300	A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0

345-9999	INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
347-1000	INTER-FUND DUE TO {COCC}	473,645	414,964	58,681	1,128,133	(654,488)
347-1002	INTER-FUND DUE TO {9EC}	28,813	28,813	0	25,923	2,889
347-1003	INTER-FUND DUE TO {9KCC}	19,877	19,877	0	39,501	(19,624)
347-1004	INTER-FUND DUE TO {9NOAH}	4,675	4,675	0	4,707	(32)
347-1005	INTER-FUND DUE TO {9SEC}	173,462	173,462	0	173,538	(76)
347-1006	INTER-FUND DUE TO {9FAR}	11,651	11,651	0	17,530	(5,879)
347-1007	INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,547	(334)
347-1008	INTER-FUND DUE TO {9CR1}	4,390	4,390	0	-14,901	19,291
347-1009	INTER-FUND DUE TO {9CR2}	2,903	2,903	0	2,955	(52)
347-1010	INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-171,079	121,904
347-1012	INTER-FUND DUE TO {HCV ADM}	613,843	604,993	8,850	74,780	539,062
347-1017	INTER-FUND DUE TO {PUB HSG}	30,464	30,464	0	86,569	(56,105)
347-1018	INTER-FUND DUE TO {ROSS GRANT}	6,426	6,426	0	33,721	(27,296)
347-1019	INTER-FUND DUE TO {FSS GRANT}	11,545	11,545	0	1,825	9,720
347-1021	INTER-FUND DUE TO {EHV}	914	914	0	1,422	(508)
347-5000	INTER-FUND DUE TO	1,343,645	1,276,115	67,531	1,415,172	(71,527)
349-9999	TOTAL CURRENT LIABILITIES	17,598,887	17,086,830	512,057	15,385,718	2,213,169
351-0000	MORTGAGE PAYABLE	1,537,064	1,537,064	0	1,537,064	0
351-0001	LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
351-0002	LOAN PAYABLE OHA	4,924,142	4,924,142	0	4,924,142	0
351-0007	ACCRUED INTEREST LONG TERM	4,000	4,000	0	4,000	0
351-0009	ACCR INT L-T CDBG LOAN	64,373	64,373	0	64,373	0
351-0102	MORTGAGE-HIO	1,349,569	1,349,569	0	1,349,569	0
351-0202	MORTGAGE-OHA # 2	539,949	539,949	0	539,949	0
352-0000	LONG TERM LIABILITIES - OPERATING	324,213	324,213	0	324,213	0
352-9999	LONG TERM DEBT	9,245,310	9,245,310	0	9,245,310	0
353-0000	NONCURRENT LIABILITIES - OTHER	404,743	404,743	0	404,743	0
353-0050	LT LIABILITIES - OTHER	404,743	404,743	0	404,743	0
353-0100	FSS ESCROW	619,409	613,504	5,905	574,211	45,198
353-0500	FSS ESCROW	619,409	613,504	5,905	574,211	45,198
353-1000	LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
353-2000	LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
353-3000	LT ACCRUED FEES	20,458	20,458	0	20,458	0
353-5000	TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
354-0000	COMPENSATED ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
354-9999	COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
355-1000	LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
355-1001	LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
355-1002	LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0

355-1003	LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
355-1004	LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
355-1006	LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
355-1007	LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
355-1008	LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
355-1009	LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
355-1010	LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
355-5000	LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
359-9999	TOTAL NON-CURRENT LIABILITIES	13,965,345	13,959,441	5,905	13,920,147	45,198
399-9999	TOTAL LIABILITIES	31,564,233	31,046,271	517,962	29,305,865	2,258,367
500-0000	EQUITY					
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
508-0100	NET INVESTED IN CAPITAL ASSETS	24,282,338	24,282,338	0	24,282,338	0
508-9999	NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
511-0100	RESTRICTED NET ASSETS	-4,996,419	-4,996,419	0	-4,996,419	0
512-0000	RETAINED EARNINGS	11,296,035	11,180,142	115,894	12,667,135	(1,371,100)
512-0005	RETAINED EARNINGS	11,296,035	11,180,142	115,894	12,667,135	(1,371,100)
512-0040	CONTRA EQUITY	6,821,565	6,821,565	0	6,821,565	0
512-0100	UNRESTRICTED NET ASSETS	14,124,887	14,124,887	0	14,124,887	0
512-0150	UNRESTRICTED NET POSITION	7,303,322	7,303,322	0	7,303,322	0
512-0200	RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
512-9999	RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
599-9999	TOTAL EQUITY	42,793,829	42,677,935	115,894	44,164,929	(1,371,100)
600-9999	TOTAL LIABILITIES AND EQUITY	74,358,062	73,724,206	633,856	73,470,794	887,268
999-9999	TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jul 2024

Book = Accrual ; Tree = ysi_is

	July 2024	PTD	PTD	July 2023	CM:PM	YTD	YTD	YTD	YTD	CY:PY
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	Variance	Last Year	Variance
REVENUES	7,283,451	6,608,074	675,377	6,336,432	947,018	45,550,555	46,428,258	(877,703)	44,688,318	862,237
EXPENSES	7,167,557	6,695,667	(471,889)	6,444,548	(723,008)	46,921,654	46,807,168	(114,486)	45,725,235	(1,196,419)
TRANSFERS	0	-18,635	(18,635)	0	0	0	286,010	286,010	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	-3,357	(3,357)
NET OPERATING INCOME (LOSS)	115,894	-68,959	184,853	-108,116	224,010	-1,371,100	-664,921	(706,179)	-1,033,560	(337,539)
ADJUSTED NET OPERATING INCOME / (LOSS)	369,152	168,602	200,550	143,725	225,427	422,882	998,003	(575,121)	826,887	(404,004)

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jul 2024

Book = Accrual ; Tree = ysi_is

	July 2024	PTD	PTD	July 2023	CM:PM	YTD	YTD	YTD	YTD	CY:PY
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	Variance	Last Year	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	654,072	617,773	36,299	684,494	(30,422)	4,468,927	4,324,710	144,217	4,464,882	4,045
DWELLING RENTS SUBSIDY	33,031	30,231	2,800	41,669	(8,638)	266,128	211,618	54,511	283,452	(17,324)
TPA - RENT	0	0	0	(67)	67	0	0	0	199	(199)
TPA - DAMAGE	0	0	0	0	0	(50)	0	(50)	0	(50)
LATE FEES	20,420	11,642	8,778	16,110	4,310	121,581	81,691	39,890	93,883	27,698
LATE FEES {P-NOTES}	0	0	0	0	0	550	0	550	(100)	650
LEGAL FEES	7,280	22,562	(15,282)	26,141	(18,861)	27,852	157,935	(130,083)	171,207	(143,355)
MAINTENANCE FEES	15,333	23,149	(7,816)	18,051	(2,718)	132,199	163,966	(31,767)	194,345	(62,146)
OTHER TENANT REVENUE	2,443	4,837	(2,394)	3,390	(947)	29,508	38,101	(8,593)	45,589	(16,080)
BAD DEBT RECOVERY	0	0	0	0	0	0	0	0	177	(177)
FRAUD RECOVERY REVENUE	25	300	(275)	3,465	(3,440)	1,522	2,100	(578)	16,368	(14,846)
TOTAL TENANT REVENUES	732,604	710,494	22,110	793,252	(60,648)	5,048,218	4,980,121	68,097	5,270,002	(221,784)
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	996,295	786,728	209,567	726,016	270,279	5,868,358	5,507,094	361,264	5,135,346	733,012
HOUSING ASST PAYMENTS	4,218,642	3,463,693	754,949	3,117,079	1,101,563	24,821,235	24,245,849	575,386	24,021,011	800,224
ONGOING ADMIN FEES EARNED	289,940	345,856	(55,916)	285,465	4,475	2,042,521	2,420,992	(378,471)	2,026,623	15,898
REVENUES - HUD CAPITAL - HARD COSTS	12,414	132,594	(120,180)	204,035	(191,621)	889,198	928,155	(38,957)	1,041,806	(152,608)
REVENUES - HUD CAPITAL - SOFT COSTS	357,704	562,698	(204,994)	584,397	(226,693)	2,050,631	3,938,886	(1,888,255)	2,345,918	(295,287)
TOTAL HUD GRANTS AND SUBSIDY	5,874,995	5,291,568	583,427	4,916,992	958,003	35,671,943	37,040,975	(1,369,032)	34,570,704	1,101,240
TOTAL FEE REVENUE										
MANAGEMENT FEE	184,167	150,427	33,739	192,124	(7,957)	1,278,556	1,052,991	225,566	1,022,124	256,432
BOOKKEEPING FEE	51,323	96,398	(45,075)	51,180	143	350,745	674,785	(324,040)	321,293	29,453
FRONT LINE SERVICE FEE	286,116	228,900	57,216	217,512	68,604	1,437,490	1,602,300	(164,810)	1,695,611	(258,121)
FRONT LINE SERVICE FEE {IT}	6,335	7,364	(1,029)	7,363	(1,028)	68,753	51,548	17,205	71,328	(2,575)
OTHER FEES FOR SERVICE	2,657	0	2,657	0	2,657	9,170	0	9,170	0	9,170
TOTAL FEE REVENUE	530,597	483,089	47,508	468,179	62,418	3,144,714	3,381,624	(236,910)	3,110,356	34,358
OTHER GOV'T GRANTS/DONATIONS	73,863	58,055	15,808	95,150	(21,288)	504,954	571,466	(66,512)	1,010,436	(505,482)
TOTAL OTHER GOV'T GRANTS DONATIONS	73,863	58,055	15,808	95,150	(21,288)	504,954	571,466	(66,512)	1,010,436	(505,482)
INVESTMENT INCOME										
INTEREST INCOME - MAIN	3,585	2,925	660	2,878	707	20,318	20,475	(157)	18,867	1,451
TOTAL INTEREST INCOME - MAIN	3,585	2,925	660	2,878	707	20,318	20,475	(157)	18,867	1,451
INTEREST INCOME - OTHER	0	832	(832)	0	0	108,043	5,824	102,219	101,753	6,290
TOTAL NON-CASH INT INCOME {HIO}	0	832	(832)	0	0	108,043	5,824	102,219	101,753	6,290
INTEREST INCOME - RESTRICTED FUNDS	1,250	90	1,160	1,149	102	8,546	630	7,916	7,013	1,532
INT INCOME - RESTRICT FUNDS	1,250	90	1,160	1,149	102	8,546	630	7,916	7,013	1,532
OTHER INCOME										
NON-DWELLING RENTS	36,977	37,566	(589)	38,007	(1,030)	255,284	262,964	(7,680)	247,516	7,768
MISCELLANEOUS INCOME	25	110	(85)	175	(150)	1,058	770	288	50,418	(49,360)
COMMISSION INCOME	5,413	6,638	(1,225)	15,668	(10,255)	42,011	46,463	(4,452)	49,991	(7,980)
ADMINISTRATIVE FEES	1,440	40	1,400	3,673	(2,232)	12,248	280	11,968	23,403	(11,156)
DONATIONS - GENERAL	2	0	2	2	0	16	0	16	25,035	(25,019)
MISCELLANEOUS GRANT REVENUE	22,700	0	22,700	0	22,700	30,300	0	30,300	0	30,300
DEVELOPERS FEES	0	16,667	(16,667)	0	0	544,932	116,667	428,265	98,539	446,393

GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	53,006	0	53,006	0	53,006
INSURANCE PROCEEDS	0	0	0	1,307	(1,307)	104,965	0	104,965	104,285	680
TOTAL OTHER INCOME	66,557	61,020	5,537	58,832	7,725	1,043,820	427,143	616,676	599,187	444,633
TOTAL REVENUES	7,283,451	6,608,074	675,377	6,336,432	947,018	45,550,555	46,428,258	(877,703)	44,688,318	862,237
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	525,389	550,893	25,504	517,667	(7,722)	3,709,401	3,856,254	146,853	3,635,031	(74,370)
ADMIN CASUAL LABOR	4,489	0	(4,489)	80	(4,409)	19,841	0	(19,841)	80	(19,761)
ALLOC ADMIN SALARIES	(19,271)	16,200	35,471	0	19,271	(120,980)	113,400	234,380	0	120,980
TOTAL ADMIN SALARIES	510,607	567,093	56,486	517,747	7,139	3,608,262	3,969,654	361,391	3,635,111	26,848
AUDIT EXPENSE	(64)	8,149	8,213	20,024	20,088	64,435	53,405	(11,030)	84,431	19,997
MANAGEMENT FEE	181,697	156,650	(25,046)	192,124	10,427	1,261,509	1,096,553	(164,957)	1,022,124	(239,385)
BOOKKEEPING FEE	49,770	96,488	46,718	51,180	1,410	340,156	675,413	335,257	321,293	(18,863)
NIFA MONITORING FEE	0	394	394	0	0	4,020	4,175	155	6,045	2,025
CAPITAL FUND MANAGEMENT FEE	0	0	0	0	0	0	0	0	190	190
TOTAL ADMINISTRATIVE FEE	231,402	261,681	30,278	263,328	31,925	1,670,120	1,829,545	159,426	1,434,083	(236,037)
ADMIN EMPLOYEE BENEFITS	5,760	5,159	(601)	21,821	16,062	39,486	36,138	(3,348)	64,500	25,014
ALLOC ADMIN EMP BENEFITS	0	3,450	3,450	0	0	(0)	24,152	24,152	0	0
ER MEDICAL/DENTAL INS - ADMIN	118,099	123,933	5,834	136,532	18,433	849,361	867,512	18,151	999,548	150,187
ER PENSION - ADMIN	(993)	31,834	32,826	26,025	27,017	103,295	222,835	119,540	196,020	92,725
ER TAXES-ADMIN	298,848	43,389	(255,459)	37,080	(261,768)	541,199	303,720	(237,480)	313,682	(227,518)
TOTAL ADMIN EMPLOYEE BENEFITS	421,713	207,765	(213,949)	221,458	(200,256)	1,533,341	1,454,357	(78,984)	1,573,751	40,409
LEGAL SERVICES - OUTSIDE	1,812	7,244	5,432	15,285	13,473	89,863	50,709	(39,154)	59,777	(30,086)
ALLOC OUTSIDE LEGAL	0	0	0	295	295	0	0	0	295	295
TRAINING/CONFERENCE	37,493	4,418	(33,076)	5,609	(31,884)	78,747	34,123	(44,625)	46,756	(31,992)
STAFF MEETING/RETREAT	422	463	41	1,396	974	2,613	3,238	625	4,265	1,653
TRAVEL	8,969	2,550	(6,419)	7,592	(1,378)	16,283	17,852	1,570	23,527	7,245
MILEAGE	569	615	46	265	(304)	4,954	4,304	(650)	4,133	(821)
ADMIN VEHICLE - FUEL	136	146	11	0	(136)	343	1,025	682	(851)	(1,193)
ADMIN VEHICLE - MTCE & REPAIR	(0)	310	310	1,904	1,904	1,921	2,170	249	4,670	2,749
ADMIN VEHICLE - LICENSE	0	2	2	0	0	63	14	(49)	30	(33)
PUBLICATIONS	0	31	31	0	0	1,056	214	(843)	359	(697)
MEMBERSHIPS	252	3,111	2,858	3,290	3,038	8,417	21,775	13,359	18,625	10,208
PAYROLL PROCESSING FEE	5,205	4,843	(362)	416	(4,788)	36,986	33,899	(3,088)	41,806	4,819
TELEPHONE	2,151	7,759	5,608	13,849	11,699	100,564	54,312	(46,252)	116,614	16,050
SAFETY EXPENSE	0	0	0	0	0	94	0	(94)	36	(59)
SAFETY EQUIPMENT/SUPPLIES	2,932	302	(2,630)	1,487	(1,445)	13,946	2,114	(11,832)	8,740	(5,206)
SAFETY CERTIFICATIONS	0	0	0	0	0	0	0	0	90	90
SAFETY TRAINING	0	10	10	0	0	117	70	(47)	177	60
LEGAL SERVICES - INTERNAL	19,271	612	(18,658)	134	(19,137)	121,056	4,286	(116,769)	13,358	(107,698)
ALLOC INTERNAL LEGAL EXP	6,930	12,354	5,424	13,416	6,486	24,670	86,476	61,806	100,008	75,338
PRINTER SUPPLIES AND EXP	2,455	1,430	(1,025)	12,451	9,996	13,334	10,013	(3,321)	23,954	10,620
SOFTWARE EXP	2,783	26,172	23,389	37,510	34,726	126,371	183,206	56,836	198,963	72,592
FORMS AND PRINTING	0	191	191	447	447	0	1,335	1,335	2,079	2,079
OFFICE EXPENSE	(1)	183	184	3,376	3,377	6,133	1,281	(4,852)	5,790	(343)
OFFICE FURNISHINGS	(5)	302	307	2,375	2,379	4,725	2,114	(2,611)	4,125	(600)
POSTAGE	5,919	4,217	(1,702)	6,198	279	41,507	29,517	(11,989)	42,146	639
OFFICE SUPPLIES	4,677	5,253	575	3,695	(982)	33,342	36,769	3,427	47,670	14,328
OFFICE EQUIPMENT LEASES	6,838	2,393	(4,445)	936	(5,902)	26,161	16,749	(9,412)	6,706	(19,455)

COMPUTER SUPPLIES	0	117	117	968	968	0	819	819	1,758	1,758
COMPUTER EQUIPMENT	4,501	4,391	(110)	6,685	2,184	44,620	30,734	(13,886)	47,235	2,615
NETWORK COMMUNICATION	4,544	6,821	2,277	7,763	3,219	45,452	47,750	2,298	70,850	25,399
ADVERTISING /NEWSPAPER ADS	0	168	168	162	162	1,151	1,229	78	2,014	863
CABLE TV	(0)	0	0	0	0	2,937	0	(2,937)	0	(2,937)
EMPLOYEE HIRING & ADMIN EXP	1,921	2,157	236	1,030	(891)	23,333	14,885	(8,448)	19,460	(3,873)
CONSULTING	36,477	37,308	831	16,366	(20,111)	342,373	269,155	(73,218)	84,303	(258,070)
BANK FEE	1,263	664	(600)	2,621	1,357	8,106	4,554	(3,552)	10,408	2,301
SECT 8 PORT OUT ADMIN FEES	2,444	0	(2,444)	1,465	(979)	16,322	0	(16,322)	13,046	(3,276)
LATE FEES	56,691	2	(56,689)	202	(56,489)	58,189	14	(58,175)	1,106	(57,083)
MISCELLANEOUS EXPENSE	1,374	879	(495)	984	(391)	1,557	6,174	4,617	215,279	213,722
FEES - PERMITS	279	35	(244)	10	(269)	2,371	245	(2,126)	1,080	(1,291)
PROPERTY TAX	9,659	1,747	(7,912)	8,327	(1,331)	19,120	12,226	(6,894)	5,423	(13,698)
RENTAL EXPENSE	3,156	1,659	(1,496)	5,334	2,178	15,667	11,616	(4,051)	22,870	7,203
LAND ACQUISITION EXPENSE	0	31	31	0	0	0	217	217	372	372
IT SUPPORT - CONTR SERV	16,131	20,456	4,325	31,199	15,069	130,400	143,189	12,790	143,924	13,525
PROFESSIONAL FEES	0	2,500	2,500	2,563	2,563	1,100	17,500	16,400	53,073	51,973
PROFESSIONAL/CONTR SERV	0	0	0	0	0	381	0	(381)	2,300	1,919
DEVELOPER'S FEE	0	0	0	0	0	0	0	0	2,175	2,175
TOTAL OTHER ADMIN EXPENSES	247,248	163,843	(83,404)	217,603	(29,645)	1,466,344	1,157,872	(308,471)	1,470,520	4,177
FRONT LINE SERVICE FEES	0	0	0	5,206	5,206	0	0	0	45,042	45,042
FEE FOR SERVICE	6,335	8,532	2,197	7,363	1,028	68,753	59,722	(9,031)	71,328	2,575
TOTAL FEE FOR SERVICE	6,335	8,532	2,197	12,568	6,233	68,753	59,722	(9,031)	116,370	47,617
TOTAL ADMINISTRATIVE EXPENSES	1,417,306	1,208,914	(208,392)	1,232,703	(184,602)	8,346,820	8,471,151	124,331	8,229,835	(116,985)
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,149	4,067	(82)	3,988	(161)	30,119	28,470	(1,650)	28,914	(1,205)
RESIDENT SERVICE CASUAL LABOR	6,800	7,450	650	6,500	(300)	44,975	52,150	7,175	44,300	(675)
TOTAL RESIDENT SERV SALARIES	10,949	11,517	568	10,488	(461)	75,094	80,620	5,525	73,214	(1,880)
RELOCATION EXPENSES	0	12,143	12,143	0	0	180,018	85,000	(95,019)	38,387	(141,632)
RELOCATION - SECURITY DEPOSITS	0	0	0	0	0	7,019	0	(7,019)	8,919	1,900
RELOCATION - MOVING EXPENSE	1,134	357	(776)	380	(754)	4,267	2,500	(1,767)	20,229	15,962
RELOCATION - UTILITY DEPOSITS	0	0	0	0	0	0	0	0	340	340
TOTAL RELOCATION EXPENSE	1,134	12,500	11,366	380	(754)	191,304	87,500	(103,804)	67,874	(123,430)
ER MEDICAL/DENTAL INS - RES SERV	1,816	280	(1,536)	1,752	(64)	12,714	1,960	(10,754)	14,246	1,533
ER PENSION - RES SERV	(31)	218	249	219	250	967	1,528	561	1,707	741
ER TAXES-RES SERV	2,262	324	(1,938)	274	(1,988)	4,150	2,266	(1,885)	2,546	(1,605)
TOTAL RESIDENT SERV EMP BENEFITS	4,047	822	(3,225)	2,245	(1,802)	17,831	5,753	(12,077)	18,500	669
YOUTH ACTIVITIES	0	0	0	3,321	3,321	0	0	0	3,615	3,615
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0	0	4,782	0	(4,782)	16,313	11,531
TOTAL YOUTH ACTIVITIES	0	0	0	3,321	3,321	4,782	0	(4,782)	19,928	15,146
RESIDENT SERVICES EXPENSE	605	3,206	2,601	1,070	464	(880)	22,444	23,324	18,372	19,251
RESIDENT SERVICES EVENTS & ACTIVITIES	1,704	0	(1,704)	1,321	(383)	10,262	0	(10,262)	12,335	2,073
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	(130)	0	130	740	870
RESIDENT FUND - STIPENDS	610	1,767	1,157	3,670	3,060	26,680	12,366	(14,314)	23,565	(3,115)
RESIDENT FUND - MEETING EXPENSES	0	183	183	100	100	4,074	1,283	(2,791)	7,548	3,474
RESIDENT FUND - OTHER	1,400	0	(1,400)	0	(1,400)	6,451	0	(6,451)	12,485	6,034
TOTAL RESIDENT FUND	4,319	5,156	837	6,161	1,841	46,457	36,093	(10,364)	75,044	28,587
FRONT LINE SERVICE FEE	242,588	156,628	(85,961)	152,391	(90,197)	1,187,086	1,096,396	(90,691)	1,208,273	21,187
TOTAL FEE FOR SERVICE	242,588	156,628	(85,961)	152,391	(90,197)	1,187,086	1,096,396	(90,691)	1,208,273	21,187
TOTAL OTHER RESIDENT SERVICES	263,037	186,623	(76,414)	174,987	(88,051)	1,522,554	1,306,362	(216,193)	1,462,832	(59,722)
TOTAL RESIDENT SERVICE EXPENSES	263,037	186,623	(76,414)	174,987	(88,051)	1,522,554	1,306,362	(216,193)	1,462,832	(59,722)

UTILITY EXPENSES

UTILITY - WATER	45,732	42,376	(3,356)	41,193	(4,539)	277,827	296,821	18,994	231,598	(46,229)
UTILITY - ELECTRIC	146,411	141,338	(5,073)	132,196	(14,215)	1,064,606	988,851	(75,755)	1,006,820	(57,786)
UTILITY - GAS	5,732	45,955	40,224	5,550	(181)	202,854	321,687	118,833	433,062	230,208
UTILITY - SEWER	51,119	54,587	3,468	47,902	(3,217)	368,274	382,108	13,834	336,360	(31,913)
ALLOC SEWER	0	88	88	0	0	0	616	616	0	0
TOTAL UTILITY EXPENSES	248,994	284,344	35,351	226,840	(22,153)	1,913,560	1,990,083	76,523	2,007,840	94,280

TOTAL MAINTENANCE**MAINTENANCE SALARIES**

MAINTENANCE SALARIES	234,325	250,799	16,474	266,734	32,409	1,693,276	1,755,596	62,320	1,883,877	190,601
MAINTENANCE CASUAL LABOR	9,990	15,556	5,565	7,329	(2,661)	201,745	108,889	(92,857)	77,032	(124,714)
ALLOC MAINT SALARIES	0	2,083	2,083	(0)	(0)	(45)	13,636	13,681	(0)	45

TOTAL MAINTENANCE SALARIES

TOTAL MAINTENANCE SALARIES	244,315	268,438	24,122	274,063	29,748	1,894,976	1,878,120	(16,856)	1,960,908	65,933
APPLIANCES	25,948	17,913	(8,035)	22,992	(2,956)	160,917	125,394	(35,523)	167,428	6,511
DWELLING EQUIPMENT	0	0	0	0	0	675	0	(675)	0	(675)
PAINT	10,410	7,313	(3,098)	7,804	(2,606)	49,489	51,188	1,699	67,913	18,424
CLEANING SUPPLIES	4,988	3,252	(1,736)	1,962	(3,026)	18,226	22,761	4,535	31,741	13,514
HVAC MATERIALS	6,537	2,709	(3,828)	3,159	(3,378)	21,012	18,963	(2,048)	23,457	2,446
LANDSCAPING MATERIALS	0	401	401	0	0	1,031	2,808	1,777	120	(911)
PLUMBING MATERIALS	12,238	14,629	2,391	7,311	(4,927)	108,064	102,401	(5,663)	104,564	(3,500)
ELECTRICAL MATERIALS	3,790	2,506	(1,284)	1,595	(2,194)	45,507	17,542	(27,965)	12,691	(32,816)
GASOLINE USAGE FOR MAINT VEHICLES	2,455	3,585	1,130	2,067	(388)	27,158	25,096	(2,062)	52,860	25,702
MAINTENANCE VEHICLE - LICENSE	0	0	0	0	0	0	0	0	521	521
PEST CONTROL SUPPLIES	1,522	1,686	164	2,928	1,406	18,890	11,799	(7,091)	14,530	(4,360)
MAINTENANCE TOOLS	(25)	2,376	2,401	1,180	1,205	12,906	16,630	3,724	71,851	58,945
MAINTENANCE MATERIALS	28,952	38,212	9,259	54,720	25,768	261,699	267,484	5,785	404,638	142,939
MAINTENANCE EQUIPMENT	60	677	617	0	(60)	2,766	4,738	1,972	9,199	6,434
Early Pay Discount	(220)	0	220	(47)	173	(17,590)	0	17,590	(24,563)	(6,973)
FEE FOR SERVICE	0	0	0	225	225	0	0	0	1,556	1,556

TOTAL MAINTENANCE MATERIALS

TOTAL MAINTENANCE MATERIALS	96,655	95,258	(1,397)	105,896	9,241	710,751	666,805	(43,947)	938,507	227,756
ELEVATORS - CONTRACTED SERV	22,110	12,685	(9,425)	7,870	(14,240)	73,878	88,794	14,916	94,245	20,367
HVAC - CONTRACTED SERV	48,042	90,825	42,783	53,701	5,659	194,734	635,776	441,043	280,379	85,645
LAWNS - CONTRACTED SERV	37,506	50,457	12,951	54,733	17,227	82,415	242,375	159,960	191,621	109,206
MATS/UNIFORMS - CONTRACTED SVCE	90	576	486	213	123	3,462	4,031	569	5,823	2,360
PEST CONTROL - CONTRACTED SERV	5,830	0	(5,830)	0	(5,830)	11,272	0	(11,272)	311	(10,961)
SNOW REMOVAL - CONTRACTED SERV	0	5,226	5,226	0	0	59,828	74,940	15,113	58,228	(1,600)
TRASH - CONTRACTED SERV	51,646	19,422	(32,225)	22,181	(29,465)	239,119	135,951	(103,168)	141,415	(97,705)
LANDFILL FEES - CONTRACTED SERV	232	457	225	465	233	1,310	3,196	1,885	2,789	1,478
CLEANING - CONTRACTED SERV	109,255	59,674	(49,581)	44,225	(65,030)	393,780	417,718	23,938	402,498	8,718
PAINTING - CONTRACTED SERV	11,261	11,004	(257)	31,226	19,966	143,329	77,026	(66,303)	183,677	40,348
ARBORIST - CONTRACTED SERV	11,070	7,994	(3,076)	6,085	(4,985)	38,095	58,459	20,364	40,843	2,748
FLOORING REPL - CONTRACTED SERV	55,621	25,326	(30,295)	43,445	(12,175)	327,352	177,280	(150,073)	357,390	30,038
OUTDOOR CLEANING - CONTRACTED SERV	1,900	33	(1,867)	397	(1,503)	14,320	228	(14,092)	5,620	(8,700)
CONCRETE WORK - CONTRACTED SERV	0	4,646	4,646	1,237	1,237	5,495	32,521	27,026	51,717	46,222
ELECTRICAL - CONTRACTED SERV	39,181	10,601	(28,580)	8,723	(30,458)	133,748	74,208	(59,540)	44,891	(88,857)
LANDSCAPE - CONTRACTED SERV	0	23,096	23,096	26,190	26,190	31,225	161,670	130,445	53,294	22,069
PLUMBING - CONTRACTED SERV	42,968	21,528	(21,440)	19,663	(23,305)	149,516	150,696	1,180	126,398	(23,118)
ROOF REPAIRS - CONTRACTED SERV	0	48,695	48,695	2,046	2,046	30,907	340,864	309,957	34,704	3,797
EXTERIOR REPAIRS - CONTRACTED SERV	8,473	44,037	35,565	4,925	(3,548)	19,529	308,261	288,733	85,362	65,833
VEHICLE MAINTENANCE & REPAIR	4,115	4,946	832	8,234	4,119	31,169	34,624	3,455	47,028	15,859
MAINTENANCE EQUIPMENT REPAIR	2,644	831	(1,814)	0	(2,644)	4,135	5,814	1,678	3,636	(499)
WINDOWS/DOORS REPL - CONTRACTED SERV	6,762	45,832	39,069	13,043	6,281	167,825	320,821	152,996	85,912	(81,913)
VACANT TURNOVER - CONTRACTED SERV	450	270	(180)	0	(450)	18,106	1,890	(16,216)	0	(18,106)

VACANCY REDUCTION - CONTRACTED SERV	1,700	0	(1,700)	825	(875)	1,700	0	(1,700)	825	(875)
INSPECTIONS - CONTRACTED SERV	520	2,594	2,074	3,989	3,469	12,441	18,156	5,714	5,774	(6,667)
INTERIOR REPAIRS - CONTRACTED SERV	41,736	93,147	51,411	28,785	(12,951)	343,158	652,031	308,873	148,323	(194,834)
Fire Safety - Contracted Services	25,385	12,894	(12,492)	16,742	(8,643)	170,561	90,256	(80,305)	129,071	(41,490)
OTHER - OUTSIDE MAINT	0	0	0	0	0	0	0	0	44	44
HAZMAT - CONTRACTED SERV	20,470	36,337	15,867	3,342	(17,128)	306,953	254,358	(52,594)	203,134	(103,818)
RADON - CONTRACTED SERV	0	0	0	0	0	4,355	0	(4,355)	42,995	38,640
DWELLING/MECHANICAL UPGRADES - CONTR S	974	0	(974)	0	(974)	974	0	(974)	0	(974)
ALLOC INSPECTIONS EXPENSE	2,657	2,173	(484)	0	(2,657)	9,170	15,213	6,043	0	(9,170)
TOTAL MAINT SERVICES AND CONTRACTS	552,598	635,303	82,705	402,286	(150,312)	3,023,861	4,377,157	1,353,296	2,827,946	(195,915)
MAINTENANCE EMPLOYEE BENEFITS	83	71	(12)	21	(62)	118	497	379	(8,363)	(8,481)
ALLOC MAINT EMP BENEFITS	0	(2,663)	(2,663)	0	(0)	(19)	(18,643)	(18,624)	(0)	19
ER MED/DENTAL INS - MAINT	56,324	63,391	7,066	70,005	13,681	444,729	443,714	(1,015)	617,811	173,083
ER PENSION - MAINT	884	13,212	12,327	14,488	13,603	47,870	92,483	44,613	107,423	59,552
ER TAXES - MAINT	151,642	17,518	(134,124)	19,195	(132,447)	262,037	122,623	(139,415)	162,834	(99,203)
ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	0	0	25,900	25,900	0	0
ER PENSION - GROUND CREW	0	555	555	0	0	0	3,885	3,885	0	0
ER TAXES - GROUND CREW	0	10,886	10,886	0	0	0	76,202	76,202	0	0
TOTAL MAINT EMPLOYEE BENEFITS	208,934	106,669	(102,265)	103,708	(105,225)	754,734	746,661	(8,074)	879,704	124,970
TOTAL MAINTENANCE EXPENSES	1,102,502	1,105,667	3,165	885,954	(216,549)	6,384,323	7,668,742	1,284,419	6,607,066	222,743
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	14,254	34,000	19,746	20,387	6,133	90,618	238,000	147,382	175,985	85,366
TOTAL PROTECTIVE SERV SALARIES	14,254	34,000	19,746	20,387	6,133	90,618	238,000	147,382	175,985	85,366
FRONT LINE SERVICE FEES	43,527	50,524	6,997	59,915	16,388	250,404	353,669	103,265	442,296	191,892
TOTAL FEE FOR SERVICE	43,527	50,524	6,997	59,915	16,388	250,404	353,669	103,265	442,296	191,892
GUARDS - CONTRACTED SECURITY	0	0	0	0	0	9,544	0	(9,544)	0	(9,544)
SECURITY & MONITORING	473	1,534	1,061	26,259	25,785	29,445	10,737	(18,708)	188,929	159,484
SECURITY - CONTRACTED SERV	1,155	4,242	3,087	967	(188)	6,747	29,692	22,945	3,734	(3,013)
SECURITY EQUIPMENT & MATERIALS	38,369	4,343	(34,026)	9,275	(29,094)	96,599	30,400	(66,200)	75,744	(20,856)
TOTAL SECURITY EXPENSE	39,997	10,118	(29,879)	36,501	(3,497)	142,336	70,829	(71,507)	268,407	126,071
ER MEDICAL/DENTAL INS - SECURITY	832	5,000	4,168	4,450	3,619	17,242	35,000	17,758	46,540	29,298
ER PENSION - SECURITY	59	1,870	1,811	799	740	2,146	13,090	10,944	5,043	2,897
ER TAXES - SECURITY	11,815	2,720	(9,095)	1,475	(10,340)	17,771	19,040	1,269	16,140	(1,632)
TOTAL SECURITY EMPLOYEE BENEFITS	12,705	9,590	(3,115)	6,724	(5,981)	37,159	67,130	29,971	67,723	30,564
TOTAL PROTECT SERVICE EXPENSES	110,484	104,233	(6,251)	123,526	13,042	520,517	729,628	209,111	954,411	433,893
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	5,673	27,057	21,383	27,998	22,324	101,552	189,396	87,843	197,300	95,748
INSURANCE - PROPERTY	0	64,626	64,626	69,519	69,519	333,460	452,380	118,920	486,636	153,176
INSURANCE - WORKERS COMP	22,239	23,790	1,551	(6,943)	(29,182)	151,174	166,531	15,357	165,264	14,090
TOTAL INSURANCE EXP	27,913	115,472	87,560	90,574	62,662	586,186	808,306	222,120	849,200	263,014
BAD DEBT EXPENSE	0	20,270	20,270	149,229	149,229	345,036	141,889	(203,147)	343,603	(1,434)
TOTAL BAD DEBT EXPENSE	0	20,270	20,270	149,229	149,229	345,036	141,889	(203,147)	343,603	(1,434)
CLOSING COSTS	0	0	0	0	0	126	0	(126)	0	(126)
MORTGAGE INTEREST	5,746	0	(5,746)	6,332	586	42,132	0	(42,132)	44,008	1,876
TOTAL LOAN INTEREST	5,746	0	(5,746)	6,332	586	42,132	0	(42,132)	44,008	1,876
TOTAL GENERAL EXPENSES	33,658	135,742	102,084	246,135	212,477	973,481	950,196	(23,285)	1,236,811	263,330
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS PROCEEDS	0	0	0	0	0	68	0	68	0	68

NET CASUALTY LOSS	0	0	0	0	0	(68)	0	68	0	68
TOTAL OTHER EXPENSES	0	0	0	0	0	(68)	0	68	0	68
TOTAL OPERATING EXPENSES	3,175,981	3,025,524	(150,457)	2,890,146	(285,835)	19,661,188	21,116,162	1,454,974	20,498,796	837,608
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,531,440	3,250,846	(280,594)	3,133,874	(397,566)	24,012,299	22,755,923	(1,256,376)	22,006,728	(2,005,571)
HAP EXPENSE - PORTABLE	44,777	38,333	(6,444)	30,551	(14,226)	308,679	268,333	(40,346)	283,054	(25,625)
UTILITY REIMBURSEMENT	162,101	143,404	(18,697)	138,136	(23,965)	1,145,506	1,003,826	(141,680)	1,076,210	(69,296)
TOTAL HAP EXPENSES	3,738,318	3,432,583	(305,735)	3,302,561	(435,757)	25,466,484	24,028,083	(1,438,402)	23,365,992	(2,100,492)
DEPRECIATION EXPENSE	253,258	237,561	(15,697)	251,841	(1,417)	1,793,982	1,662,924	(131,058)	1,860,447	66,465
TOTAL DEPR & AMORT EXPENSE	253,258	237,561	(15,697)	251,841	(1,417)	1,793,982	1,662,924	(131,058)	1,860,447	66,465
TOTAL NON-OPERATING EXPENSES	3,991,576	3,670,144	(321,432)	3,554,403	(437,173)	27,260,466	25,691,007	(1,569,460)	25,226,439	(2,034,027)
TOTAL EXPENSES	7,167,557	6,695,667	(471,889)	6,444,548	(723,008)	46,921,654	46,807,168	(114,486)	45,725,235	(1,196,419)
INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	(1,439)	0	0	0	10,075	(10,075)	0	0
TRANSFERS BET PROGRAMS & PROJECTS - IN	6,277	340,145	(333,868)	46,005	(39,728)	3,740,863	1,964,561	1,776,301	390,048	3,350,814
TRANSFERS BET PROGRAMS & PROJECTS - OUT	6,277	322,949	316,672	46,005	39,728	3,740,863	2,260,646	(1,480,216)	390,048	(3,350,814)
OPERATING TRANSFER - IN	0	0	0	0	0	24,614	0	24,614	0	24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	24,614	0	(24,614)	0	(24,614)
TOTAL TRANSFERS	0	(18,635)	(18,635)	0	0	0	286,010	286,010	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	(3,357)	(3,357)
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	(3,357)	(3,357)
NET OPERATING INCOME (LOSS)	115,894	(68,959)	184,853	(108,116)	224,010	(1,371,100)	(664,921)	(706,179)	(1,033,560)	(337,539)
ADJUSTED NET OPERATING INCOME / (LOSS)	369,152	168,602	200,550	143,725	225,427	422,882	998,003	(575,121)	826,887	(404,004)

Property = 7pubhsg 7cap
Budget Comparison
 Period = Jul 2024
 Book = Accrual ; Tree = ysi_is

	July 2024	PTD	PTD	July 2023	CM:PM	YTD	YTD	YTD	YTD	CY:PY
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	Variance	Last Year	Variance
REVENUES	2,039,552	2,131,388	(91,836)	2,223,124	(183,572)	13,641,982	14,919,717	(1,277,736)	#####	197,358
EXPENSES	2,090,014	2,060,429	(29,585)	1,929,753	(160,261)	13,138,793	14,379,577	1,240,784	#####	643,541
TRANSFERS	6,277	143,777	137,500	46,005	39,728	2,020,463	1,422,895	(597,568)	322,367	#####
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	-2,388	(2,388)
NET OPERATING INCOME (LOSS)	-56,739	-72,818	16,079	247,366	(304,106)	-1,517,274	-882,755	(634,519)	-657,688	(859,586)

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jul 2024

Book = Accrual ; Tree = ysi_is

	July 2024	PTD	PTD	July 2023	CM:PM	YTD	YTD	YTD	YTD	CY:PY
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	Variance	Last Year	Variance
REVENUES	115,611	115,154	457	127,665	(12,054)	787,412	812,741	(25,329)	892,987	(105,575)
EXPENSES	244,304	254,654	10,350	295,108	50,805	1,716,129	1,760,512	44,383	1,761,777	45,648
TRANSFERS	-6,277	-102,635	(96,358)	-46,005	(39,728)	-535,529	-718,446	(182,917)	-322,367	213,162
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	-969	(969)
NET OPERATING INCOME (LOSS)	-122,416	-36,865	(85,551)	-121,438	(977)	-393,188	-229,325	(163,863)	-545,454	152,266

Sec 8 HCV - After FMR 2016 (7fdshcv)

Budget Comparison

Period = Jul 2024

Book = Accrual ; Tree = ysi_is

	July 2024	PTD	PTD	July 2023	CM:PM	YTD	YTD	YTD	YTD	CY:PY
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	Variance	Last Year	Variance
REVENUES	4,321,284	3,607,391	713,893	3,268,086	1,053,198	25,689,245	25,251,735	437,510	25,160,315	528,930
EXPENSES	3,844,340	3,486,319	(358,021)	3,381,964	(462,376)	25,959,643	24,404,233	(1,555,410)	23,719,262	(2,240,381)
NET OPERATING INCOME (LOSS)	476,944	121,072	355,872	-113,878	590,822	-270,399	847,502	(1,117,900)	1,441,053	(1,711,452)

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Jul 2024

Book = Accrual ; Tree = ysi_is

	July 2024	PTD	PTD	July 2023	CM:PM	YTD	YTD	YTD	YTD	CY:PY
	Actual	Budget	Variance	Actual	Variance	Actual	Budget	Variance	Last Year	Variance
REVENUES	557,605	506,386	51,219	484,113	73,492	3,255,128	3,709,786	(454,658)	3,768,252	(513,124)
EXPENSES	698,250	662,323	(35,927)	622,845	(75,404)	4,349,884	4,639,254	289,370	4,502,774	152,890
TRANSFERS	0	-59,777	(59,777)	0	0	-1,484,934	-418,439	1,066,495	0	1,484,934
NET OPERATING INCOME (LOSS)	-140,645	-96,159	(44,485)	-138,732	(1,912)	390,178	-511,029	901,208	-734,522	1,124,700

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: August 15, 2024
Re: Finance Report

AGENCY BALANCE SHEET

July 2024:

Cash position increased **\$41,476** YTD.

- Public Housing (PH): had an increase of **\$264,900** YTD.
- HIO: had an increase of **\$86,130**.
- Section 8 Programs: had a decrease of **\$144,315**.
- Central Office: had an increase of **\$612,361**.

Accounts Receivable had an increase of **\$108,479** YTD.

- Operating A/R had a decrease of **\$308,721**.
- A/R Inter-property had an increase of **\$251,383**.
- Tenant Receivables had an increase of **\$158,408**.
- A/R Promissory Notes had an increase of **\$7,409**.

Prepaid Assets had an increase of **\$886,094** YTD.

Total Assets increased **\$887,303** YTD.

Total Liabilities increased **\$2,258,367** YTD.

Current Liabilities increased **\$2,213,169** YTD.

- Accounts Payable increased **\$135,412**.
- Accrued Fees increased **\$251,383**.
- Inter-fund Payables decreased **\$71,527**.

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: August 15, 2024
Re: Finance Report

AGENCY BUDGET & PRIOR YEAR COMPARISON

Total Revenue is \$862,237 more than PYTD revenue. July 2024 revenue was better to budget and prior year.

Total Operating Expenses are down **\$837,608** over 2023 YTD and under budgeted target by \$1,454,974.

HAP Expenses are over budget \$1,438,402 and over PYTD by \$2,100,492.

Adjusted Net Operating Income was **\$422,882** YTD compared to \$826,887 PYTD.

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: August 1, 2024
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of Kennedy Square East is progressing on schedule. Building plans are on file with OHA staff and available upon request. Kennedy Square East has been rebranded as Maclom’s Place. Tours will occur for returning residents in the near future.

OHA / Brinshore closed on Kennedy Square West (MLK Building) in April 2024. The office building has been demolished and construction has commenced. Kennedy West is being branded as MLK Square. This will be the final phase of the North CNI. Kennedy West will consist of 39 units in a four story building. Retail bays will front 30th Street and parking for residents will be available on the west side. OHA will provide 16 project based vouchers. The project is financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees.

Choice Neighborhood Implementation Grant – Southside

Financial closing on the first phase of the Southside Terrace redevelopment occurred in May 2024. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. All families have been relocated from the two impacted buildings and demolition will occur in the coming weeks.

OHA, Brinshore and the City Planning Department met with architects at Holland Basham to begin planning of replacement housing for Southside at 61st and Arbor. This development will replace the HIO owned townhome development at 61st and Arbor known as Arbor Villa. Arbor Villa consists of 18 townhome units on approximately 1.8 acres. The replacement development will consist of 70 mixed income units. The partners applied for 9% LIHTCs and were not selected. The project was selected as an alternate and the partners will be discussing a path forward.

Design work for SST Phase 2 is being finalized. Phase 2 is a 4% LIHTC development that will consist of 115 units in a mix of townhouses and a multi-family building. Closing is anticipated to occur in December 2024. Current plans are available upon request.

Design work for 3030 Upland Parkway is progressing. This will be a 74 unit development consisting of a 71 unit multifamily building and a three unit townhome development. An application for 9% tax credits was submitted in May 2024.

Selection of an architect and general contractor for Southside Phase III will occur in June 2024.

Scattered Site Housing

OHA staff is in the process of evaluating all single family and duplex scattered site units. Units will be divided between those to be retained and repositioned through RAD or project-based vouchers and those to be sold. Resolutions to sell and a resolution to convert these properties through vouchers will be presented to the board in the coming months.

Currently, the environmental reviews are pending with the City of Omaha.

Frances Court

OHA is proceeding with a Rental Assistance Demonstration (RAD) conversion of the public housing units at Frances Court. Frances Court is a 14 unit townhome development located near Center Street and the Field Club Trail at 37th and Frances. The units are in good condition and will not require substantial renovation prior to the conversion. The environmental review and physical needs assessment have been completed. Meetings with residents were held in June 2023. The RAD application was submitted in July 2023 and the RAD conversion should be complete in Summer 2024.

Frances Court was damaged in a flooding event in May 2024. OHA is reassessing conversion timing for this site as a result.

Tower Repositioning Planning

Planning for renovation and preservation for OHA's public housing towers through a variety of HUD redevelopment tools has started with OHA's RAD consultant, AH Forward, and development partner, Brinshore. OHA staff intends to present the board with an master development agreement with Brinshore for the tower work in the coming months.

6.8. Procurement/Contracting/Capital Budgets

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: September 5, 2024
 Re: Procurement Report for September 2024

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Project-Based Voucher	RFP	TBD	Published	As Needed
Underwood Tower Paving	IFB	\$155,000	Awaiting Board Approval	September
Electrical Code Updates	IFB	\$165,000	Awaiting Board Approval	September
Kay Jay Tower Shower Replacement	IFB	\$560,000	Awaiting Board Approval	September
Cox Communications, Inc.	Sole Source	\$350,000	Awaiting Board Approval	September
Interpretation	Piggy-Back	\$780,000	Awaiting Board Approval	September
Elevator	Piggy-Back	\$500,000	Awaiting Board Approval	September
Janitorial Vacant Unit and Office Cleaning	Renewal	\$550,000	Awaiting Board Approval	September
Hazardous Materials Consultant	Renewal	N/A	Awaiting Board Approval	September
Hazardous Materials Abatement	Renewal	\$250,000	Awaiting Board Approval	September
Trash Removal	Renewal	\$175,000	Awaiting Board Approval	September
Construction Contractor Services	Renewal	\$1,000,000	Awaiting Signature	July
Security	Renewal	\$150,000	Awaiting Signature	July

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
Dominion Due Diligence Group	RAD Capital Needs Assessment & Energy Audit	\$200,000	None
EA Engineering, Inc.	RAD Capital Needs Assessment & Energy Audit	\$200,000	None
Terracon Consultants, Inc.	RAD Capital Needs Assessment & Energy Audit	\$200,000	None
Dominion Due Diligence Group	Environmental Assessments	\$150,000	None
E & A Consulting Group, Inc.	Environmental Assessments	\$150,000	None
Terracon Consultants, Inc.	Environmental Assessments	\$150,000	None
Alley Poyner Macchietto Architecture	Tower Entry Redesign A&E	\$180,000	None
Prochaska and Associates	Tower Window Replacement A&E	\$110,000	None
Signal of Omaha	Security	\$150,000	None
10 Men Roofing	Construction Contractor	\$1,000,000	None
First Investment Renovations	Construction Contractor	\$1,000,000	MBE
Future Construction Specialties	Construction Contractor	\$1,000,000	WBE/MBE
Gazellas Bright	Construction Contractor	\$1,000,000	WBE/MBE
H.H.E.R.S., LLC	Construction Contractor	\$1,000,000	MBE
Jensen Enterprises	Construction Contractor	\$1,000,000	None
K & L Construction Services, LLC	Construction Contractor	\$1,000,000	None
Keep Off Home Improvements	Construction Contractor	\$1,000,000	MBE

Contracts Executed – Approved by Previous Board Action (continued)

Vendor	Project	Contract Amount	MBE/WBE Section 3
Ken & Associates, LLC	Construction Contractor	\$1,000,000	MBE
The Official Handyman	Construction Contractor	\$1,000,000	MBE
Navarro Lawn & Landscape, LLC	Construction Contractor	\$1,000,000	None
Paladin, LLC	Construction Contractor	\$1,000,000	None
Pinnacle GC, Inc.	Construction Contractor	\$1,000,000	None
TCI General Contracting	Construction Contractor	\$1,000,000	MBE
TSR Construction	Construction Contractor	\$1,000,000	MBE

Procurements Executed – over \$30,000

Vendor	Project	Project Amount	MBE/WBE Section 3

Projects over \$50,000 Commencing Utilizing Previously Approved Contracted Services

Vendor	Project	Contract Utilized	Project Amount	MBE/WBE Section 3

Capital Improvements

The current priority for the Capital Funds Team continues to be the obligation of the 2022 Jackston Tower ARTS grant, and the 2023 Formula Grant, but of which have the end of the 2024 calendar year as a practical deadline. Recommendations that will be before the committee over the next 3 months are expected to obligate these.

Creation of the 2025-2029 CFP Five Year Action Plan is in progress. In October we expect to hold a public hearing and meet with the CAC for feedback prior to submitting the plan to the Board for approval.

<i>Capital Funds project status update as of 08/29/2026</i>	
Project	Comments
<i><u>RECENTLY COMPLETED</u></i>	
Kay Jay exterior paint	Completed July 2024
SFH electrical panels	Completed July 2024
Crown Tower freeze damage repairs	Completed July 2024
Evans Tower flooring replacement	Completed July 2024
SFH bathroom renovations	Completed August 2024
SFH lead repairs phase 1	Completed August 2024
Tower plumbing stack replacement A&E	Design complete, solicitation imminent
<i><u>IN PROGRESS</u></i>	
Multifamily exterior A&E	Estimated completion September 2024
Site drainage A&E	Estimated completion September 2024
Frances Court exterior renovations	Estimated completion September 2024
Jackston Tower freeze damage repairs	Insurance claim, estimated completion September 2024
Tower lobby renovation A&E	Estimated completion October 2024
Tower window replacement A&E	Estimated completion October 2024
SFH decks	Estimated completion September 2024
SFH windows	Pending materials delivery, estimated completion October 2024
SFH roofs and siding	Estimated completion October 2024
SFH water heaters	Estimated completion October 2024
SFH HVAC	Estimated completion October 2024
Park South, Jackson boiler rebuilds	Pending supply chain issues, estimated completion October 2024
Lead risk assessments	All public housing, will continue throughout 2025

<u>IN DEVELOPMENT</u>	
Underwood Tower paving	Contract recommendation before committee.
Kay Jay Tower shower replacements	Contract recommendation before committee.
Electrical code updates	Contract recommendation before committee.
SCNE/SCNW lead hazard repairs	Solicitation is open.
Fire alarm panel replacements	Solicitation is open for Florence, Pine, Kay Jay, Evans.
Key management system	Developing scope to replace obsolete "KeyTrak" system
Scattered Site retaining walls	Developing scope from completed home inspections
Scattered Site concrete	Developing scope from completed home inspections
Jackson Tower concrete	Scope complete, receiving bids.

Projected solicitation timeline as of 08/29/2024

Project	Board	Solicitation Open
Underwood Paving	September	7/11/2024
Electrical Code Updates		
Kay Jay Showers		
Lead Hazard Repairs (SCNE / SCNW)	October	8/16/2024
Fire Panel Replacement		
Plumbing Stack Replacement	November	9/19/2024
Scattered Site concrete		
Site Drainage Improvement		
Key Management System	December	10/17/2024
Multifamily Exterior Repairs		
Tower Lobby Renovation		
Window replacement		

Upcoming QSP's
Jackson Tower Concrete
Smoke / CO Detector Supplies
Scattered Site Retaining Walls
Community Room Computers
Cherry Tree Door Replacement

Capital Funds Grant Status Update as of 08/26/2024

ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$484,457	73.40%	\$642,987	97.42%	Obligation complete, expending
2020	Formula	\$6,017,802	3/26/2020	3/25/2024	3/25/2026	\$5,937,169	98.66%	\$5,993,888	99.60%	Obligation complete, expending
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$5,989,289	84.19%	\$7,348,014	103.28%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$13,763	0.64%	\$57,715	2.69%	Need to obligate by 2024 EOY
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$2,805,915	39.12%	\$3,363,395	46.89%	Need to obligate by 2024 EOY
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$2,610,107	35.11%	\$2,663,456	35.83%	Obligation in progress

INACTIVE GRANTS (NO CHANGE)

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2018	Formula	\$5,366,997	5/29/2018	5/28/2022	5/28/2024	\$5,366,997	100.00%	\$5,366,997	100.00%	Closing process in progress
2019	Formula	\$5,612,511	4/16/2019	4/15/2023	4/15/2025	\$5,612,511	100.00%	\$5,612,511	100.00%	Closing process in progress
2020	Safety & Security	\$227,273	4/2/2021	4/1/2022	4/1/2023	\$227,273	100.00%	\$227,273	100.00%	Fully expended, ready to close
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Fully expended, ready to close
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Fully expended, ready to close

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: August 23, 2024

Re: Staffing Report Summary July 20, 2024 – August 23, 2024

Total Open Positions 13

Position(s)	Number of Positions Open	Department	Status
Maintenance Repairer – HVAC	1	Property Management	Interviewing
Senior Property Manager	1	Property Management	Reviewing Applications
Property Manager	1	Property Management	Reviewing Applications
Maintenance Repairer	4	Property Management	Checking References, Interviewing
Pest Control Technician	1	Property Management	Checking References
Housing Inspector	1	Inspections	Interviewing
Housing Specialist	3	Housing Choice Voucher	Checking References, Interviewing
Public Safety Officer – Part Time	1	Public Safety	Interviewing

Total New Hires 7

Title	Number of Positions Filled	Department/Location
Strategic Project Manager	1	Executive
Senior Accountant	1	Finance
Housing Specialist – Waitlist	1	Housing Choice Voucher
Maintenance Manager	1	Property Management
Quality Improvement Director	1	Executive
Case Manager-Intensive Services	1	Intensive Services
Housing Compliance Specialist	1	Compliance

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 0

Name	Old Title	New Title	Department	Date

Type of Termination	Number of Employees
Involuntary	2
Voluntary	6

Current Monthly Turnover Rate
4.88%

Annual Turnover Rate (09/2023 – 08/2024)
43.95%

6.10. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities and offer youth tutoring and mentoring as well as quality services that allow older people to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-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	69
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	39
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	27
Number of New Enrollment (Case management)	12
Number of New Community Partnerships	29
Number of Cultural/Recreational Activities (Soccer training)	13
Referral to FSS/HOP	7
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	25

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

Family and Community Services Department

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	120
New Enrollments	1
TANF Recipients	0
Face-to-Face Contact Visit	50
Virtual Contact Visit	3
Phone Visit	45
ROSS Employment Goals	2
Job Placement	6
Employed Full-Time	4
Employed Part-Time	2
Employment Referrals	25
Education Goals	0
Education Goals Met	90 MCC/UNO
Education Referrals	10
College Enrollment	0
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	6

Resident Education and Employment Program (REEP)

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

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF)	6
Job Readiness Training/Referral and Job Fair	265
Direct Employment Leads/Flyers	75
Post-Secondary Education (Certificate Programs/2/4-year University)	177

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 through the Program Coordinating Committee (PCC), residents have 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-147 PH-30
TANF Recipients (Welfare to Work)	HCV-0 PH-0
Recommendation for Graduation	HCV-0 PH-0
Recommendation for Termination	HCV-1 PH-0
Program graduates	HCV-0 H-0
New Enrollment	HCV-0 PH-0
Employment/Job Training/Referrals (YTD)	111
Post-Secondary Education (YTD)	46
Employed full-time (YTD)	HCV-112 PH-18
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	47
Asset Development (Escrows)	HCV-\$519,353.00 PH-\$77,132.00 Total-\$5596,485.00. Forfeiture Total-\$52,892.00
Life Skills	62
Service Coordination (PCC)	35
In-Person Meetings	51

How do We Impact OHA and the Community?

ACHIEVEMENTS:

- *One tenant was approved for a home mortgage loan this month.*
- *One FSS tenant closed on a home using their Section Voucher.*
- *Two FSS tenants were recommended for graduation this month.*
- *Two HCV/PH tenants enrolled in the FSS program this month.*
- *Currently, 25 OHA tenants are enrolled in either Career Forward or Spring classes at MCC. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn*

Board Report

Family and Community Services Department

college credit toward a degree program of their choice while earning an hourly stipend for time spent in the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits.

- *10 OHA residents completed Career Forward Orientation, and one moved into CDL certification.*
- *FSS Staff participated in HUD FSS office hours.*
- *FSS staff is creating and maintaining a master list of community resources my participants frequently ask for, including food pantries, mental health care, and utility assistance.*
- *FSS staff attended the Resource Fair at Jackson Tower*
- *FSS staff is building a working relationship with Creighton University's TRIO Program for Adults working in conjunction with CU staff.*
- *Partnership with The Simple Foundation to host our Annual Back-to-School event.*
- *For the month of July, 56 HCV (\$20,697.53 includes interest) and 12 PH (\$3,661.18 includes interest) residents are accumulating escrow deposits.*
- *Coordinators working with HWS to better serve OHA tenants through employment and other job training skills such as interview skills, resume workshops, and career exploration.*
- *Staff are continuously working with Metro Community College: Firming details for our Career Forward cohort. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree program of their choice while earning an hourly stipend for time spent in the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits.*
- *Coordinators contacted over 20 partners to participate in the Back-to-School event.*
- *Over 300 residents of all ages and backgrounds participated in the SST groundbreaking event.*
- *FSS staff is creating and maintaining a master list of community resources my participants frequently ask for, including food pantries, mental health care, and utility assistance.*
- *During the second quarter, 31% of FSS participants increased their earnings, averaging \$16,245.*
- *21 tenants were hired for FT and 29 PT employment.*
- *Staff participated in weekly BSR, HWS, and National Able meetings.*
- *Partnership with Simple Foundation: Strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *REACH-Partnership with Creighton University Center for Promoting Health and Health Equalities to address four areas of focus: Vaccination, Physical Activities, Breastfeeding, and Nutrition. CHW completed three weeks of training courses. Five tenants have been selected as the OHA CHW.*
- *Staff continue to meet with the Simple Foundation to strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *Novel Care- Home healthcare services- Provides professional and paraprofessional healthcare services to tenants where they are most comfortable, their homes. This company assists with companion services, light housekeeping, transportation, and personal care, and it has a nurse on staff to help with medical questions. They are Medicare and Medicaid certified and part of a network of multiple private insurance companies. This month, they visited and spoke to 30 BT, FT, UT, KJT, and ET tenants.*

Board Report

Family and Community Services Department

- *We continued our partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue administering free on-site screenings for blood pressure, mass, Pre-diabetes, blood glucose, cholesterol, etc.*
- *Hosted our OHA Resources Fair at Jackson Tower, with over 20 community resources and 150 residents participating.*
- *Quality Clinical Research representatives visited our Towers this month. While at the towers, they spoke to over 100 residents about several studies offered in the upcoming months—studies for Hypertension, Arthritis, COPD, and asthma, to name a few. Quality Clinical Research also played bingo with the residents. Thirty-five residents participated in each of the events. Quality Clinical Research continues to partner with OHA to assist with new research that will assist/help our residents' health needs.*
- *Catholic Charities visited our Evans Tower again this month to play bingo and to assist residents with food pantries and rides to medical appointments. (47 Residents participated in the Bingo event.*
- *Youth involvement remains a top priority for our organization. We have continued to develop and implement programs that empower and engage young people in our community. Last month, we focused on mentorship programs, skills training, educational needs, and leadership development opportunities. This month, we have actively promoted scholarship opportunities to assist 91 OHA high school students pursuing higher education. Our team has worked diligently to ensure students know these opportunities.*
- *All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all. (29 HS students will be attending 2–4-year college this fall)*
- *In partnership with Charles Drew and Community Alliance, Pine Tower hosted a Psychiatrist and Counseling/Mental Health event on July 19, 26th, and 29th from 1:30 p.m. to 4 p.m. to support tenants affected by a recent incident.*
- *Family Self-Sufficiency coordinators continued developing local strategies to connect participating families to public and private resources, increasing their earned income and financial empowerment, reducing or eliminating the need for welfare assistance, and progressing toward economic independence and self-sufficiency.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers.*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (Hosted seminars, attended the Resources Fair, and served 41 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 59 tenants were served)*
- *North Omaha Community Partnership- (NOCP) has partnered with the Omaha Housing Authority with a wide range of services and resources for all the OHA Towers. In June, the NOCP participated in our resource event at several OHA Towers. They served over 120 residents at the event with cleaning supplies, health information, and food from their pantry. In July, NOCP scheduled a weekly health event at Underwood and Jackson Towers. This will be a continued partnership in the upcoming months to better assist the needs of all OHA Tower locations.*
- *Archwell Community Health Care continued to host Lunch and Learn events at OHA towers this month, and over 40 tenants participated.*

Board Report

Family and Community Services Department

- *The OHA/TSF Soccer program is at the highest level in its history, with over 700 kids participating throughout the week for all-year-round programming. (31 teams are registered to play in the OHA/TSF Fall-Alliance League)*
- *15 tenants attended the Government, education, and nonprofit job fair hosted by Goodwill and HWS.*
- *Continue our monthly follow-up/assessment with current high school seniors (65) on their performance in school, gather information on scholarships, GPAs, and college of interest information.*
- *Continued to work with 188 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, University of Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship during the Fall and Spring semester. So far, the Scott Foundation has committed over \$275,000 annually.*
- *Nitsch Insurance visited four (Jackson, Crown, and Benson), communicated with 35 residents, and helped them update their current insurance benefits.*
- *Continued our partnership with The Simple Foundation for the 2024-25 school and Summer to provide and maintain OHA youth a safe place, coaching and learning opportunities. The Simple Foundation provides daily after-school Learning POD to OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students can attend from 10 am to 8:00 p.m.; breakfast, lunch, dinner, and snacks will be provided.*
- *OHA staff continues to bridge communication barriers with the Sudanese, Somali, and Somali Bantu populations throughout OHA programs. The most critical topics continue to focus on CNI, CNP, Trash, and Public Safety. (23 SS tenants were served.)*

UPCOMING EVENTS:

- *Monthly CPHHE-Governance Committee & Journal Club meeting.*
- *Housing and Homeownership Conference at FHA*
- *REACH CHW Training*
- *School Outreach events*
- *Residents Engagement meeting.*
- *OHA/NOCP Resources Event.*
- *Borderless Committee meeting*
- *Mental Health Roundtable.*
- *Monthly EOAA meeting.*
- *First Impression Workshop-August*
- *Residential engagement meetings*
- *HWS all partners meetings*
- *Mental health services with Charles Drew and Community Alliance*
- *Resource event in August*
- *Christ Child North- Catholic Charities event*
- *Novel Care Visits*
- *Archwell- Health Care Fit Event*

Family and Community Services Department

- *Methodist College Mobile Health*
- *Charles Drew Mental Health*
- *UnitedHealth Care Event*
- *CNI Relocation Tuesday meetings*
- *OHA Health Fair TBD*
- *Youth Career Day TBD*
- *Vision Board event with OHA youth.*
- *HUD FSS office hours.*
- *HWS Community Career Fair-August 28.*
- *Email Etiquette and Interview Essential Workshop.*
- *Build Your Resume and Job Search Basics Workshop.*
- *Get Organized and Time Management Workshop.*
- *Microsoft Word/Excel Workshop.*
- *ROSS PCC meeting.*
- *HUD-Strong Families Resources Webinar.*
- *Continue recruiting for the FSS and ROSS SC programs.*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: September 5, 2024
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 11/12/23 OHA Answer filed 01/16/24 Proposed Scheduling Order filed Discovery in process 12/01/24 Estimated trial date	Douglas County District Court	PENDING
<i>Henry Lee, Hasani Lee, Toni Wiggins v. OHA</i> CI24-1768	Misc civil complaint	03/5/24 P Complaint filed 3/19/24 Amended Complaint filed 4/15/24 OHA Motions filed 07/1/24 Hearing on OHA's Motions 7/31/24 OHA Answer & Scheduling Conference Filed Discovery in process	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA</i> CI24-2225	Misc civil complaint	3/21/24 P Complaint filed 8/27/24 Hearing on OHA's Motions Scheduling Order in process	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA</i> CI24-3481	Misc civil complaint	05/3/24 P Complaint filed 05/6/24 OHA served 06/4/24 OHA answer filed 6/12/24 Amended Complaint filed 8/27/24 Hearing on OHA's Motions	Douglas County District Court	PENDING
<i>Cribbs v. OHA</i> CI23-10202	Negligence et al.	12/29/23 P Complaints filed 04/25/24 OHA answer filed 05/24/24 Proposed Scheduling Order filed Discovery in process	Douglas County District Court	PENDING
<i>Sherman Wells v. OHA, et al.</i>	Misc. civil complaint	05/15/24 Complaint filed 06/21/24 OHA answer filed 09/16/24 Notice of hearing	Douglas County District Court	PENDING
<i>Bush, et al. v. OHA</i>	Civil Rights	06/27/24 Complaint filed 08/28/24 Plaintiff settlement demand	US District Court, NE	PENDING

TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Calloway v. OHA</i>	Misc. civil complaint	6/14/24 P Complaint filed 7/19/24 Motion to Dismiss filed 8/13/24 Dismissed with Prejudice	Douglas District Court	RESOLVED
<i>Booth v. OHA</i>	Removed to County court	09/09/22 T filed small claim 09/30/22 OHA filed answer 04/10/24 Trial held 06/27/24 Judge ordered partial reimbursement	Douglas County Court	RESOLVED
<i>Ziska v. OHA</i>	T discrimination	03/11/24 Notice of charge 03/25/24 OHA response submitted	HUD	RESOLVED

		05/24/24	Conciliation Agreement Signed		
<i>Henry Lee v. OHA</i>	T discrimination	02/06/24 07/31/24 08/20/24	Notice of charge Answer filed Interview, request for additional data	OHRRD	PENDING
<i>Johnson v. OHA</i>	T discrimination	3/25/24 05/6/24	Notice of charge OHA response submitted	HUD	PENDING
<i>Kurtenbach v. OHA</i>	T discrimination	5/20/24 6/13/24	Notice of charge OHA response submitted	NEOC	PENDING
<i>Lide v. OHA</i> 24-8829	T counter claim	5/24/24 6/13/24 10/10/24	Counter claim associated with eviction OHA answer filed Pre-Trial Conference	Douglas County Court	PENDING
<i>Freeman v. OHA</i>	T counter claim	01/24/24 09/05/24	Notice of charge OHA Response due	OHRRD	PENDING

EMPLOYEE CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED	
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20	NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21	NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #3</i>	Employment discrimination	05/09/22	OHA received charge	NEOC	NO
<i>Harris v. OHA #4</i>	Employment discrimination	01/11/24 03/11/24	OHA received charge OHA response submitted	NEOC	NO
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 09/15/23 06/14/24	OHA received charge OHA response submitted NEOC no reasonable cause	NEOC	RESOLVED
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 02/01/24 06/12/24	OHA received charge OHA response submitted NEOC Administrative Dismissal	NEOC	RESOLVED
<i>LA. Thomas v. OHA</i>	Employment discrimination	03/05/24 05/15/24	OHA received charge OHA response submitted	NEOC	PENDING
<i>G. Thomas v. OHA</i>	Employment discrimination	3/12/24 5/6/24	OHA received charge OHA response submitted	NEOC	PENDING

2024 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
07/24 Totals	0	0	0	0	0	0	0
06/24 Totals	2	4	0	10	6	0	22
05/24 Totals	11	5	2	15	9	1	43
04/24 Totals	4	1	1	2	0	0	8

03/24 Totals	1	3	1	1	0	0	6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	107	191	40	74	0	2	414

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT