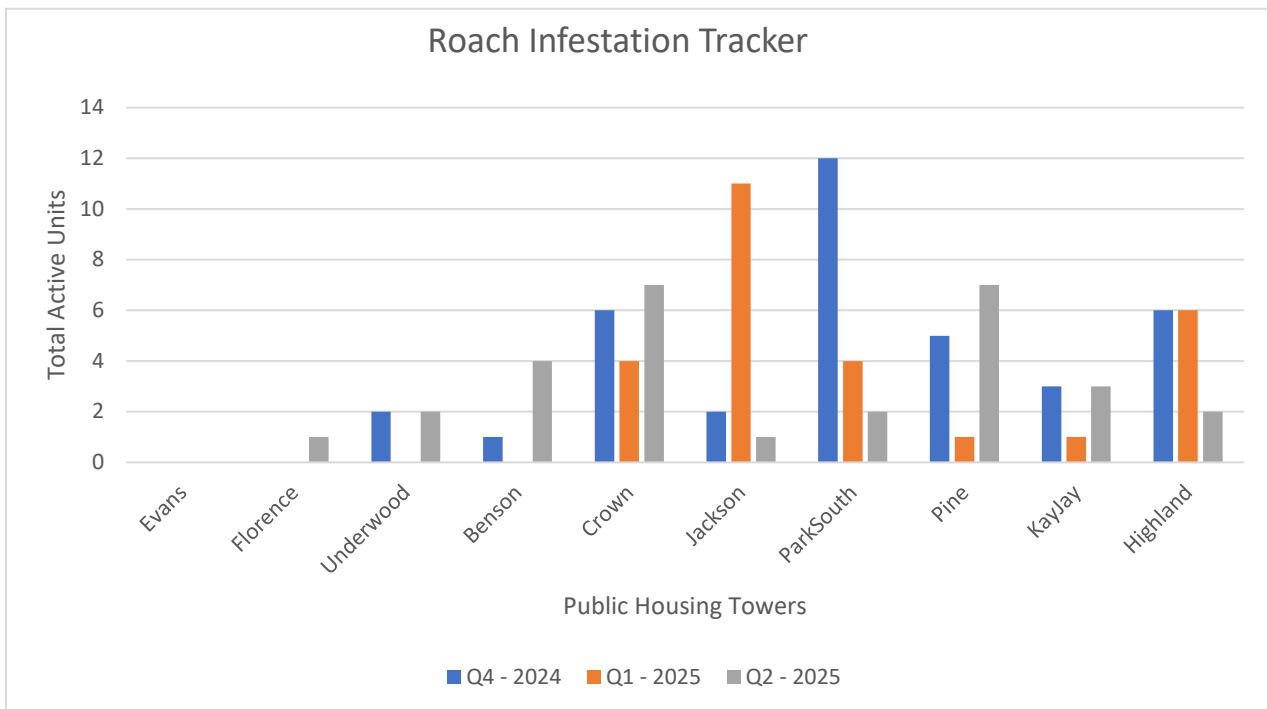
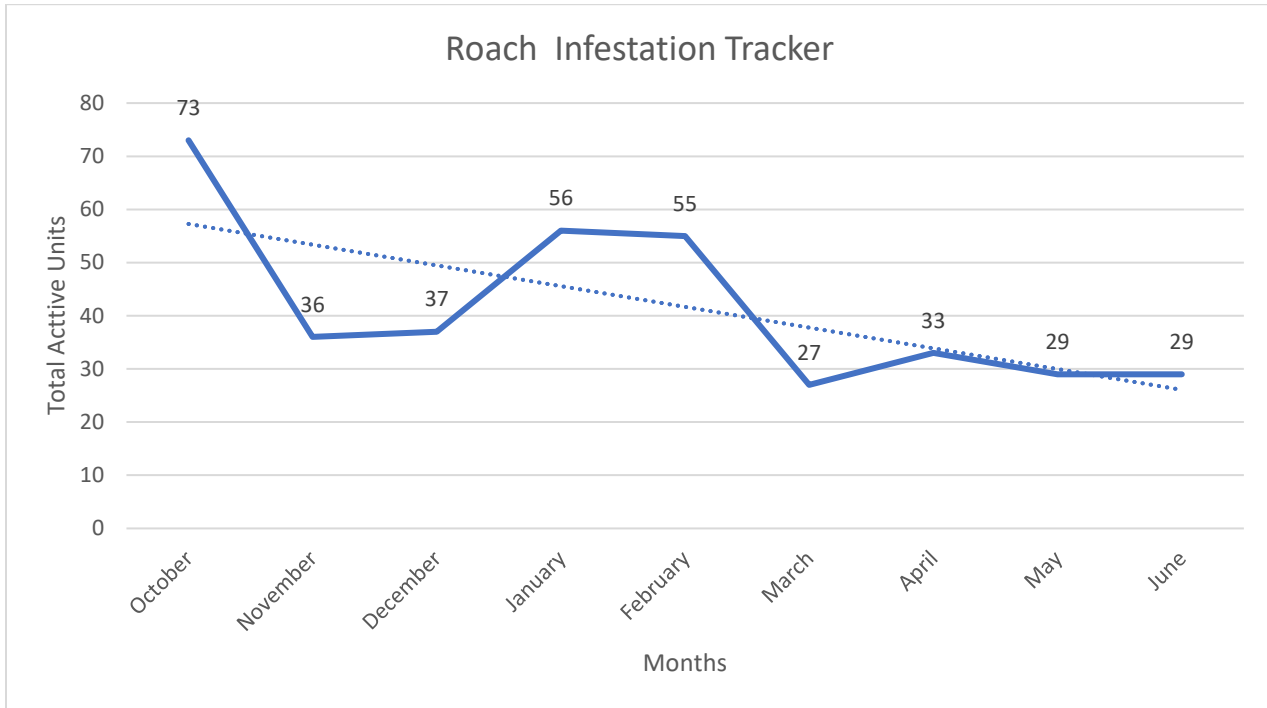


OHA Regular Meeting of the Board of
Commissioners
Thursday, July 10, 2025 8:30 AM
Evans Tower
3600 N 24th Street
Omaha , NE 68110

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

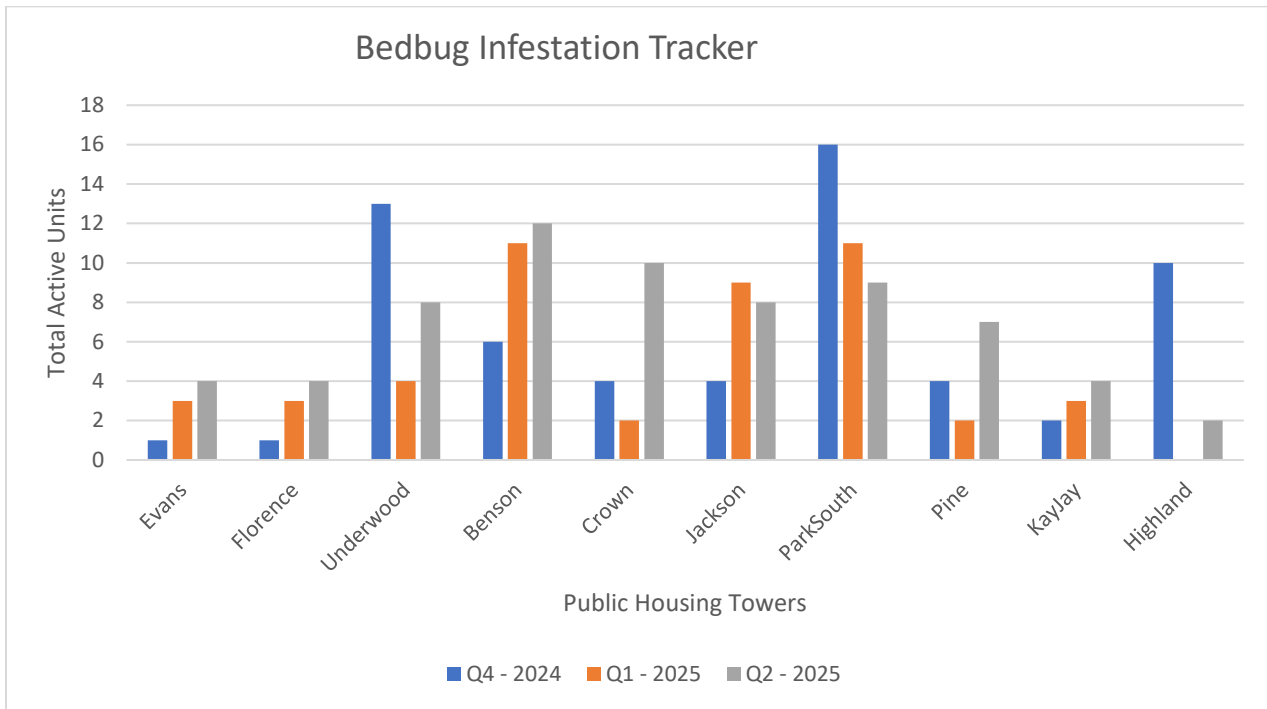
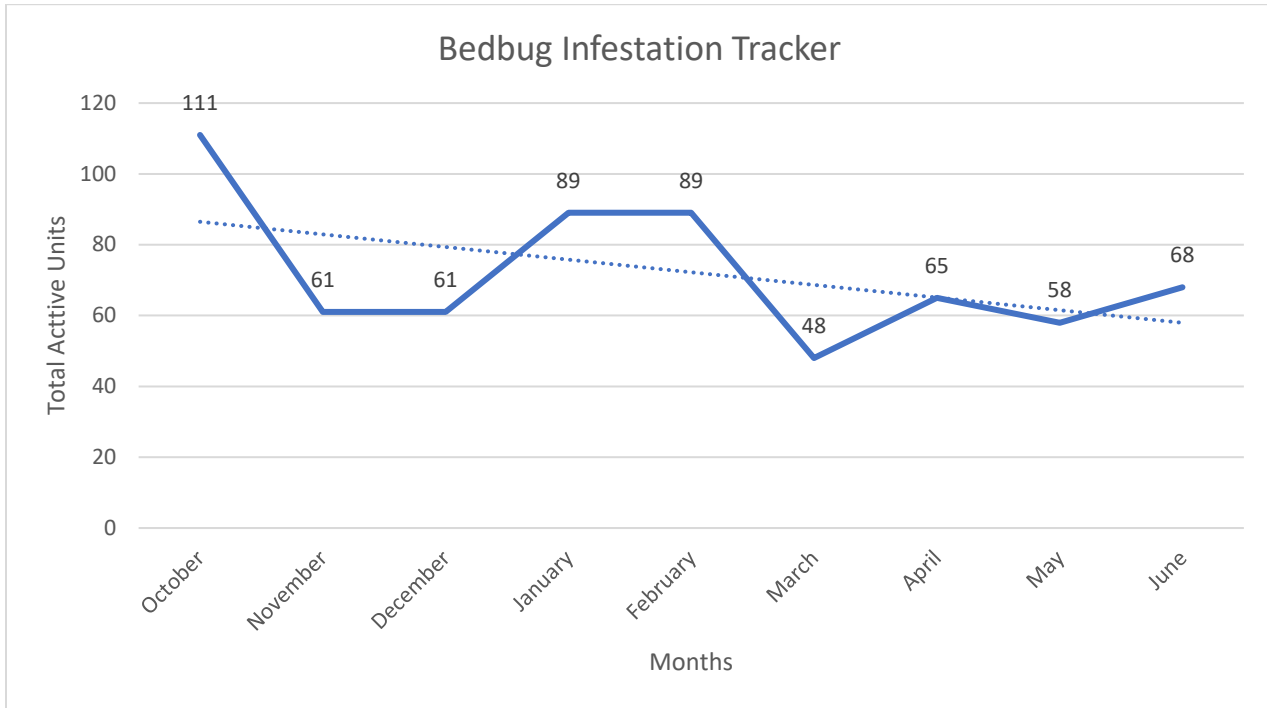
Pest Control Report - July 2025

OHA Towers - Total Units 1406



Pest Control Report - July 2025

OHA Towers - Total Units 1406



5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

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

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
June 5, 2025 | 8:30 a.m.

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

The meeting was called to order at 8:32 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Joel Dougherty, Vice Chair
Jennifer Taylor
Christine Johnson
Keenya Barnes-Heyward
Danielle Goodwin

Commissioner Absent:

Tony Veland
Abdi Hussein
Alexis Bromley

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. Francine from Jackson Tower explained she is worried about the community room hours, property management availability, and fees tenants are charged to change locks. Chair Levy thanked Francine for bringing her concerns forward, and OHA's Director of Property Manag

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Balk discussed OHA's efforts to re-house OHA's Housing Choice Voucher recipient tenants living at the City View Apartments. Ms. Balk presented the Complaint Report and informed the Board that OHA would attend the Reignite2Unite Omaha Development Symposium luncheon to receive the Public-Private Partnership award.

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 (May 1, 2025)

5.1.2. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.2.1. Resolution 2025-45 MDA to RAD Towers
- 5.1.2.2. Resolution 2025-46 RAD/Section 18 Blend Application, Florence & KJ Towers
- 5.1.2.3. Resolution 2025-47 Revision to Bond Issuance Fee Schedule
- 5.1.2.4. Resolution 2025-48 Lease Agreement for Community Space at Malcom's Place
- 5.1.2.5. Resolution 2025-49 Closing on Southside Terrace Phase II

Chair Levy questioned if any items needed to be pulled from the Consent Agenda. No items were pulled from the Consent Agenda.

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve the Consent Agenda. Motion passed. Aye-6, Nay-0

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

Commissioner Dougherty noted that the Finance/Procurement/Operations Committee did meet to discuss reports and action items, but without quorum, which is why Finance/Procurement/Operations resolution items were not put on the Consent Agenda.

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Finance/Procurement/Operations Committee Resolutions

5.2.1.1. Resolution 2025-38 OHA Past Due Write Offs

MOTION by Commissioner Dougherty, seconded by Commissioner Goodwin, to approve Resolution 2025-38 OHA Past Due Write Offs

Motion passed. Aye-6, Nay-0

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

5.2.1.2. Resolution 2025-39 Employee Benefits Insurance Brokerage

Ms. Mahnke explained that this resolution is to approve a contract with INSPRO/ Marsh McLennan to provide employee benefits insurance brokerage services.

MOTION by Commissioner Johnson, seconded by Commissioner Dougherty, to approve Resolution 2025-39 Employee Benefits Insurance Brokerage

Motion passed. Aye-6, Nay-0

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

5.2.1.3. Resolution 2025-40 Property & Casualty Insurance Brokerage

Ms. Mahnke explained this resolution is to approve a contract with Alliant Insurance Services, Inc. to provide property and Casualty Insurance brokerage services.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2025-40 Property & Casualty Insurance Brokerage

Motion passed. Aye-6, Nay-0

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

5.2.1.4. Resolution 2025-41 Interstate Power Systems, Contract Extension & Increase

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve Resolution 2025-41 Interstate Power Systems, Contract Extension & Increase

Motion passed. Aye-6, Nay-0

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

5.2.1.5. Resolution 2025-42 ACOP Chapter 14 Revisions

Ms. Gilroy explained that this resolution is to approve revisions of OHA's Admissions and Continued Occupancy Policy (ACOP) chapter 14 regarding Grievances and Appeals for the public housing program. Ms. Gilroy explained these are minor changes to match the OHA lease and current processes.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2025-42 ACOP Chapter 14 Revisions

Motion passed. Aye-6, Nay-0

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

5.2.1.6. Resolution 2025-43 Administrative Plan Changes

Ms. Smith explained this resolution is to revise specific policies in the Section 8 HCV Administrative Plan in compliance with the Housing Opportunity Through Modernization Act (HOTMA).

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2025-43

Administrative Plan Changes

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Barnes-Heyward – Aye

5.2.1.7. Resolution 2025-44 Lease Addendum

Ms. Nothorn explained that this resolution is to approve revisions of OHA’s lease agreement in the form of an addendum for the selection process for the Grievance Officer. Ms. Nothorn explained that the selection of a hearing officer is a required provision under 24 CFR 966.53 and 966.4 This requires a revision of OHA’s lease agreement.

MOTION by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2025-44 Lease Addendum

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Barnes-Heyward – Aye

5.2.2. Resolution 2025-50 Request HUD OUR Release of DORC for Chambers Court

Mr. Hansen stated this resolution is to authorize staff to request the HUD Office of Urban Revitalization (OUR) release the Declaration of Restrictive Covenants (DORC) so that OHA and HIO may proceed with disposition of the property.

MOTION by Commissioner Dougherty, seconded by Commissioner Goodwin, to approve Resolution 2025-50 Request HUD OUR Release of DORC for Chambers Court

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Barnes-Heyward – Aye

5.2.3. Resolution 2025-51 Authorize Legal Action regarding LB 840

Mr. Hansen suggested the Board vote on this resolution after Executive Session.

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

- **Housing Choice Voucher Program**

- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **River City Housing Connections**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**
- **Quality Improvement**

7. NEW BUSINESS:

Chair Levy mentioned that OHA staff and a few commissioners had a positive meeting with Mayor-Elect Ewing. Chair Levy noted that Mayor-Elect Ewing seems very open-minded and willing to learn about Omaha Housing Authority.

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

Motion passed. Aye-6, Nay-0

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

8. EXECUTIVE SESSION:

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

Motion passed. Aye-6, Nay-0

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

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor to approve Resolution 2025-51 Authorize Legal Action regarding LB 840

Motion passed. Aye-6, Nay-0

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

Commissioner Barnes-Heyward – Aye

9. ADJOURNMENT:

MOTION by Commissioner Johnson seconded by Commissioner Taylor to adjourn the meeting at 9:25 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Barnes-Heyward – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2025-52 Forgiven HIO Accrued Interest

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: June 17, 2025
Re: HIO Loans Accrued Interest Forgiveness

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) recommends the OHA Board of Commissioners approve the forgiveness of all accrued interest on loans made to Housing in Omaha entities (hereinafter “HIO”).

EXPLANATION:

Total interest accrued on the 11 outstanding loans from OHA to HIO is \$6,322,869. OHA stopped accruing interest on these loans in 2022 at the recommendation of HUD and our audit firm. The total outstanding principal balance on all HIO loans is \$6,881,675. Additionally, HIO properties owe OHA an additional \$1,403,601 from inter-fund transactions.

If HIO properties were to become profitable, repayment of outstanding inter-funds and the loan principal balances would take priority over repayment of accrued interest.

5.1.2.2. Resolution 2025-53 OHA Past Due Write-Offs

Write Offs as of 06/24/2025

Property	Charged To	Unit	Late Fees	Legal Fees	Maintenance Charges	cleaning/hauling charges	rent	secdep	tax	Total	Vacate Reason	Charges explanation
Evans Tower	t0084061	2314			350	350	415	1379		\$ 2,494.00	Nonpayment Eviction	5 months rent, personal property removal, cleaning
	t0084061 Total				350	350	415	1379		\$ 2,494.00		
Evans Tower Total					350	350	415	1379		\$ 2,494.00		
Jackson Tower	t0061262	2908			600	2060		676		\$ 3,336.00	Non-Compliance Eviction	2 months rent, personal property removal, trash removal, fridge & range replacement
	t0061262 Total				600	2060		676		\$ 3,336.00		
	t0079598	2895		280	600	985		5688		\$ 7,553.00	Nonpayment Eviction	13 months rent, personal property removal, cleaning, legal fees
	t0079598 Total			280	600	985		5688		\$ 7,553.00		
	x0086530	3045					15			\$ 15.00		
		2914					13			\$ 13.00		
	x0086530 Total						28			\$ 28.00		
	t0085669	2951		280		2960		727		\$ 3,967.00	Criminal Eviction	14 months rent, entry door replacement, damages, personal property removal, cleaning
	t0085669 Total			280		2960		727		\$ 3,967.00		
	t0086250	2961		280	600	4646	445.18	827		\$ 6,798.18	Non-Compliance Eviction	16 months rent entry door replacement, damages, personal property removal, cleaning
	t0086250 Total			280	600	4646	445.18	827		\$ 6,798.18		
	t0084912	2975		105	600	900		174		\$ 1,779.00	Non-Compliance Eviction	3 months rent damages
	t0084912 Total			105	600	900		174		\$ 1,779.00		
Jackson Tower Total				945	2400	11551	473.18	8092		\$23,461.18		
ParkVilla	t0085190	9254				445				\$ 521.00		
	t0085190 Total					445				\$ 521.00		
ParkVilla Total						445				\$ 521.00		
Park South Tower	x0084819	1832						286		\$ 286.00		
	x0084819 Total							286		\$ 286.00		
	t0003062	1904		385	350	1173	50	3104		\$ 5,062.00	Nonpayment Eviction	9 months rent, damages, cleaning
	t0003062 Total			385	350	1173	50	3104		\$ 5,062.00		
	t0053268	1828		210	600	1000		6379		\$ 8,189.00	Nonpayment Eviction	16 months rent damages
	t0053268 Total			210	600	1000		6379		\$ 8,189.00		
Park South Tower Total				595	950	2173	50	9769		\$13,537.00		
Pine Tower	t0074460	2593		256				6056		\$ 6,312.00	Nonpayment Eviction	8 months rent
	t0074460 Total			256				6056		\$ 6,312.00		
	t0083408	2643		455		220		723		\$ 1,398.00	Tenant gave notice	14 months rent, personal property removal
	t0083408 Total			455		220		723		\$ 1,398.00		
	t0087363	2590						119		\$ 119.00		
	t0087363 Total							119		\$ 119.00		
	t0086035	2616			540	569				\$ 1,109.00	Criminal Eviction	Personal Property Removal
	t0086035 Total				540	569				\$ 1,109.00		
Pine Tower Total				711	540	789		6898		\$ 8,938.00		
Scattered Site North East	t0063793	4112		105	350	1465		1774		\$ 3,694.00	Nonpayment Eviction	6 months rent, personal property removal, cleaning
	t0063793 Total			105	350	1465		1774		\$ 3,694.00		
	t0000579	7747			474	1680				\$ 2,154.00	Non-Compliance Eviction	Damages, Cleaning Personal Property Removal
	t0000579 Total				474	1680				\$ 2,154.00		
	t0078243	4069						79		\$ 79.00		
	t0078243 Total							79		\$ 79.00		
	t0058938	1425			600	1011.2	45	1360		\$ 3,016.20	Nonpayment Eviction	6 months rent, personal property removal, cleaning, window replacement
	t0058938 Total				600	1011.2	45	1360		\$ 3,016.20		

RESOLUTION NO. 2025-53
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of June 24, 2025, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS the total charge-off for this period is \$87,657.38 which represents 35 tenants: and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held on July 10, 2025

Joanie Balk, Secretary
Housing Authority of the City of Omaha

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

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 10th, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-ESA-73 (Environmental Site Assessments) with three contractors: Dominion Due Diligence Group, Terracon Consultants, Inc, and EA Engineering.

- Extension of contract term by 12 months
- Increase of contract amount by \$175,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$150,000	\$150,000	4	8/20/2024
Renewal 1	\$150,000	\$300,000	3	8/20/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 2	\$175,000	\$475,000	2	8/20/2026

PROJECT COST:

Company Name	Expended as of 6/23/2025
Dominion Due Diligence Group	\$0
Terracon Consultants INC	\$298,800
EA Engineering	\$0
TOTAL	\$298,800

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 54
RENEWAL AND INCREASE OF CONTRACT FOR ENVIRONMENTAL SITE
ASSESSMENTS

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Dominion Due Diligence Group, Terracon Consultants, Inc., and E & A Consulting Group to provide a range of environmental site assessments of OHA properties;

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

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

WHEREAS, the previous cumulative amount of the contract was \$300,000, and OHA staff recommends increasing the funding by an additional \$175,000, for a total cumulative contract amount of \$475,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal and an increase in the contract amount of \$175,000 with Dominion Due Diligence Group, Terracon Consultants, Inc., and E & A Consulting Group to provide a range of environmental site assessments of OHA properties;

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal and an increase in the contract amount of \$175,000 with Dominion Due Diligence Group, Terracon Consultants, Inc., and E & A Consulting Group to provide a range of environmental site assessments of OHA properties.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

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

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 10th, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-RCNA-73 (RAD Capital Needs Assessment and Energy Audit) with four contractors: Bureau Veritas, BBG Assessments LLC, All Environmental Inc, and Dominion Due Diligence Group.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$200,000	\$200,000	4	7/16/2024
Renewal 1	\$200,000	\$400,000	3	7/16/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 2	\$0	\$400,000	2	7/16/2026

PROJECT COST:

Company Name	Expended as of 6/23/2025
Bureau Veritas	\$23,276
BBG Assessment LLC	\$23,514
All Environmental Inc	\$0
Dominion Due Diligence Group	\$8,500
TOTAL	\$55,290

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Capital Funds grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 55
RENEWAL OF CONTRACTS FOR RAD CAPITAL NEEDS ASSESSMENT & ENERGY
AUDIT

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has contracts with Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc. to provide capital needs assessments and energy audit services;

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

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

WHEREAS, the previous cumulative amount of the contracts was \$200,000, and OHA staff have determined that it is not necessary to increase the contract amount jointly and severally;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with four vendors-Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc. to provide capital needs assessments and energy audit services, with no increase in the contract amount of \$200,000, jointly and severally;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with four vendors-Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc. to provide capital needs assessments and energy audit services, with no increase in the contract amount of \$200,000, jointly and severally.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary

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

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 10th, 2025
Re: Recommendation for Contract Extension and Increase

RECOMMENDED ACTION:

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

- Extension of the contract term for an additional 12 months
- Increase of the contract amount by \$650,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Initial Term	\$150,000	\$150,000	4	08/20/2024
Renewal 1	\$150,000	\$300,000	3	08/20/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Renewal	\$650,000	\$950,000	2	07/10/2026

PROJECT COST:

Company Name	Expended as of 06/23/2025
Signal of Omaha	\$275,359

METHOD OF PROCUREMENT: Renewal

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

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 56
RENEWAL AND INCREASE OF CONTRACT FOR SECURITY SERVICES

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

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

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

WHEREAS, the previous cumulative amount of the contract was \$300,000, and OHA staff recommends increasing the funding by an additional \$650,000, for a total cumulative contract amount of \$950,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal and an increase in the contract amount of \$650,000 with Signal of Omaha to provide security services;

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal and an increase in the contract amount of \$650,000 with Signal of Omaha to provide security services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

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

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: July 10, 2025

Re: Recommendation for Lease Agreement with Verizon for Park North

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve a Lease Agreement for rooftop space at Park North with Verizon Wireless.

BACKGROUND:

There is cellular equipment installed on the rooftops of several OHA towers. The lease agreements OHA enters into for the spaces provide additional revenue to the properties. This lease agreement is with Verizon Wireless for rooftop space at Park North to be used for installation of cellular equipment. The lease will be reviewed and approved by HUD as required prior to execution.

LEASE PROVISIONS:

Term: five (5) years with option for four (4) five (5) year extensions

Rate: \$29,000 per year (extensions increase by 10%)

OHA can terminate at any time upon twelve (12) months advance written notice and upon ninety (90) days notice under certain circumstances.

Verizon required to maintain insurance policies at the leased location.

Verizon agrees to indemnify OHA for any damage or claims arising from equipment.

SPONSORS: Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2025 - 57
VERIZON LEASE FOR SPACE AT PARK NORTH

WHEREAS, the Housing Authority of the City of Omaha (OHA) and Verizon Wireless have entered into lease agreements for use of roof space in multiple OHA properties for the purpose of operating cellular equipment;

WHEREAS, Verizon Wireless and OHA wish to enter into a lease agreement for use of roof space at Park North Tower for the purpose of operating cellular equipment;

WHEREAS, Verizon Wireless and OHA have agreed upon a five-year lease term with the option for four five-year extensions, at an annual rental rate of \$29,000, extensions increase by 10%; and

WHEREAS, OHA staff recommends that, contingent upon approval from HUD, the OHA Board of Commissioners approve a lease agreement between Verizon and OHA for rooftop space at Park North Tower;

NOW, THEREFORE, BE IT RESOLVED THAT, contingent upon approval from HUD, the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a lease agreement between Verizon and OHA for rooftop space at Park North Tower.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

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

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: July 10, 2025

Re: Recommendation for Amendment to Sprint Lease Agreement: Kay Jay

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve a Second Amendment to the Sprint (T-Mobile) rooftop lease for wireless equipment at Kay Jay Tower.

BACKGROUND:

In 2006, OHA entered into a lease agreement with Sprint (T-Mobile) for rooftop space at Kay Jay Tower. The revenue from the lease is used to support OHA's housing operations at that site. The lease was not reviewed or approved by HUD as required prior to execution. This Amendment adds lease provisions required by HUD and is an effort to keep the lease at Kay Jay while bringing OHA into compliance with HUD requirements. The Amendment (attached hereto) will need to be approved by HUD prior to execution by OHA.

Terms of Amendment:

Two (2) additional five (5) year terms

Rent will be \$3,000 per month for the first of the two terms.

Rent for the second term shall escalate by 10%

Lease Highlights:

OHA can terminate at any time upon 90 days advance written notice.

Sprint required to maintain insurance policies at the leased location.

Sprint agrees to indemnify OHA for any damage or claims arising from wireless equipment.

SPONSORS: Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2025- 58
AMENDMENT TO SPRINT LEASE FOR SPACE AT KAY JAY

WHEREAS, the Housing Authority of the City of Omaha (OHA) and Sprint (T-Mobile) have entered into lease agreements for use of roof space in multiple OHA properties for the purpose of operating cellular equipment;

WHEREAS, Sprint (T-Mobile) and OHA wish to enter into a second amended lease agreement for use of roof space at Kay Jay Tower for the purpose of operating cellular equipment;

WHEREAS, Sprint (T-Mobile) and OHA have agreed upon two additional five-year lease terms at a monthly rental rate of \$3,000 for the first two terms, rent for the second term shall escalate by 10%; and

WHEREAS, OHA staff recommends that, contingent upon approval from HUD, the OHA Board of Commissioners approve a second amended lease agreement between Sprint (T-Mobile) and OHA for rooftop space at Kay Jay Tower;

NOW, THEREFORE, BE IT RESOLVED, contingent upon approval from HUD, the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a second amended lease agreement between Sprint (T-Mobile) and OHA for rooftop space at Kay Jay Tower.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.2.3. Resolution 2025-59 Sale of Scattered Site Houses

RESOLUTION NO. 2025 - 59
SALE OF 117 SCATTERED SITE UNITS

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

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

WHEREAS, OHA staff recommends the Board of Commissioners approve the sale of 117 single-family units to River City Housing Connections at \$1.00 each, totaling \$117.00;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the sale of 117 single-family units to River City Housing Connections for \$117.00 and authorizes OHA's CEO, Joanie Balk, to take such actions and execute such documents as necessary to effect the sale.

David Levy, Chair,
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary

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

Certification of Compliance with PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Annual PHA Plan for Fiscal Year **2025**

5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	MS Joanie Balk	Name Board Chairman	DAVID LEVY
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: NE001-Omaha Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 1432) for CY 2025 printed by MAUREEN NOVAK in HUD Secure Systems/Public Housing Portal at 07/02/2025 08:34PM EST

**RESOLUTION NO. 2025 –
AMENDMENTS TO OHA’S ANNUAL PLAN FOR 2025**

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

WHEREAS, OHA proposes amendments to its Annual Plan for 2025;

WHEREAS, on May 8, 2025, OHA published notice of proposed amendments to its Annual Plan and of public hearing;

WHEREAS, housing authorities are required to consult with a Resident Advisory Board (RAB) to foster tenant participation in the preparation of the PHA Plans, and OHA staff met with the Central Advisory Committee, OHA’s RAB, on May 1, 2025 to consult with resident leaders regarding proposed amendments to OHA’s Annual Plan;

WHEREAS, OHA staff held a public hearing regarding the proposed amendments to OHA’s Annual Plan on June 24, 2025 at OHA’s Central Office, as advertised; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve the amendments to OHA’s Annual Plan for 2025, including the PHA Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications, contained in HUD form 50077-ST-HCV-HP, as required by the Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the amendments to OHA’s Annual Plan for 2025, including the PHA Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications, contained in HUD form 50077-ST-HCV-HP, as required by the Department of Housing and Urban Development.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary

ATTACHMENT B.2: DEVELOPMENT & REPOSITIONING ACTIVITIES

CNI REDEVELOPMENT: SPENCER HOMES & NORTH 30TH ST NEIGHBORHOOD: Spencer Homes was OHA's second oldest existing public housing development, built in the 1940s, with 111 units. In 2019, OHA and partners including the City of Omaha were awarded a \$25 million HUD Choice Neighborhoods Implementation (CNI) grant for revitalization of the North 30th Street neighborhood including OHA's public housing development, Spencer Homes. Relocation of all residents was completed in 2022. All Spencer units west of the North Freeway (Highway 75) were demolished in 2022. However, during the COVID period, demolition costs had increased significantly. This resulted in delay of demolition of Spencer units east of the North Freeway and change of sites for new construction. The Spencer units east of the North Freeway were demolished in 2024. Redevelopment is scheduled in phases and is proceeding timely. The CNI plans include 3 phases with Spencer replacement units. The first phase (Highlander Phase IV) is complete. The new properties—now known as The Overlook and Burdette + Wade—began leasing in 2023. The next phase, Kennedy Square East, is on-track for construction completion in late 2024. The final phase, Kennedy Square West, broke ground in April 2024 and is scheduled for completion in Fall 2025. Each phase includes roughly 37 Spencer replacement units. As each phase of construction is completed and ready for occupancy, former Spencer residents are notified and invited to exercise their right to lease replacement units & are assisted by OHA's relocation consultant, CVR Associates, and OHA's Intensive Services staff. Per CNI plans and LIHTC requirements, new developments will be owned by one or more LLCs or other entities. OHA may retain ownership of the underlying lands or may dispose of lands through sale or long-term ground lease to the owner entities or to an OHA controlled affiliate. OHA will submit applications to HUD for approval for disposition in accord with the CNI revitalization plans. OHA may continue to pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization. OHA has committed PBV vouchers to this project.

The former Spencer Homes lands east of the North Freeway (Highway 75) originally were planned for CNI housing development. Cost increases during the COVID period resulted in delay of demolition of Spencer units east of the North Freeway and change of sites for new construction. As a result, the former Spencer Homes lands east of the North Freeway remain vacant land without development plans. Portions of these lands are not eligible for new housing development because of proximity to the highway. In addition, a parcel of former Spencer lands west of the North Freeway remains undeveloped vacant land not eligible for housing development. During 2024-2025, OHA plans to submit Section 18 applications to HUD for disposition of these lands (or to request amendment of prior Section 18 disposition approvals) for uses that support neighborhood revitalization goals. OHA is considering proposals to sell these lands to a local nonprofit for development of sports fields and facilities serving neighborhood youth including CNI residents. Otherwise, OHA plans disposition of these lands for uses that support neighborhood revitalization goals. OHA expects that dispositions will be at a negotiated price, which may be less than FMV, based on the commensurate public benefit to the community and namely benefits to the low-income residents in the neighborhood.

CNI REDEVELOPMENT: SOUTHSIDE TERRACE & NEIGHBORHOOD: Southside Terrace is OHA's oldest existing public housing development, built in 1943, with 378 public housing units and accoutrement buildings. In September 2022, OHA and its partners including the City of Omaha were awarded a \$50 million HUD Choice Neighborhoods Implementation (CNI) grant for this revitalization project including redevelopment of the Southside Terrace development. Southside Terrace is a large development. All redevelopment activities will be conducted in phases. At present, there are 4-5 planned phases of redevelopment on-site on the Southside Terrace property, plus additional phases including off-site development. The first phase of on-site redevelopment (Southside Terrace Phase I) began in 2023-2024. This phase is sited in the southeast corner of the Southside Terrace property. Relocation of residents was completed. Demolition and new construction activities (92 units) are in process. The next phase (Arbor Villa) planned off-site development on OHA's Arbor Villa site. However, the planned LIHTC funding is not yet approved for this site. OHA anticipates that LIHTC funding will be approved ultimately, but this has required changes in budgeting and timing of phases. The next phase (Southside Terrace Phase II) includes on-site development and is scheduled for financial closing in late 2024. Relocation of residents is in process. The next phase (Upland Parkway), a site located adjacent to Southside Terrace, is scheduled for closing in 2025. Per CNI plans and LIHTC requirements, developments will be owned by one or more LLCs or other entities. OHA may retain ownership of the underlying lands or dispose of lands through sale or long-term ground lease to the owner entities. Any Southside Terrace lands not used for housing development may be sold to a CNI partner, an OHA affiliate, or another community organization for uses supporting the neighborhood revitalization goals. During 2024-2025, OHA intends to submit application(s) to HUD for approval for disposition in accord with the CNI revitalization plans. OHA may pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization. OHA has committed PBV vouchers to this project.

REPOSITIONING & DISPOSITION OF SCATTERED SITE UNITS: OHA's housing stock includes more than 600 units in single family homes, duplexes, and small developments. OHA's scattered site units are disproportionately costly in part because of the distance between units and, more so, because of the lack of standardization of systems and features and parts. These factors increase costs for maintenance and capital improvements. In addition, the age of some of OHA's scattered site units increases costs. During 2023-2024, OHA inspected its entire stock of scattered site properties. OHA's review identified roughly 60 units that OHA plans for sale due to disproportionate costs or related reasons. During 2024-2025, OHA intends to submit Section 18 disposition applications for sale of 60 or more scattered site units. OHA may prioritize sales to nonprofit affordable housing providers or for community development purposes. OHA is currently discussing plans with 2 local nonprofits for purchase of 6 OHA properties. The balance of units would be sold on the market, however current residents would have first right to purchase at appraised value. Non-purchasing residents would be provided all relocation rights and benefits per federal regulations. If any of these units are not sold, then OHA intends PBV conversion.

For scattered site units that OHA wishes to retain in its housing stock, OHA's first priority is PBV conversion. During 2024-2025, OHA intends to submit Section 18 applications to HUD for PBV conversion of 400+ scattered site units. OHA's PBV conversion applications are limited to units that meet HUD's definition of "scattered site" units (4 or fewer OHA units per block). The Section 18 applications will provide for removal of the units from the public housing program, conversion to PBV funding, and transfer of ownership to OHA's affiliate entity, River City Housing. In some cases (e.g., units currently owned by HIO LLCs), OHA's Section 18 application may request only removal of units from the public housing program and PBV conversion without disposition. Some OHA scattered site units do not meet HUD's definition of "scattered site." OHA may pursue RAD conversion of these units or alternately OHA may retain these units in its public housing stock for future repositioning. For its scattered site units, OHA will pursue all repositioning options available, including Section 18 disposition, RAD conversion, PBV conversion, mixed finance redevelopment, privately-financed redevelopment, or any other repositioning & funding options.

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

Chambers Court (NE001000021): Chambers Court is OHA's top priority because the property operates with deficits of hundreds of thousands of dollars per year, for years. This is a historic property, built in about 1905-1910. It has 70 total units including 32 public housing units. The property is subject to LURA restrictions through 2045. Throughout 2021-2022, OHA and its co-developer, Brinshore Development, reviewed repositioning options that would allow OHA to retain Chambers Court in its affordable housing stock, including RAD conversion with renovations needed to address capital needs to reduce maintenance and operating costs. However, OHA and Brinshore ultimately determined that RAD conversion was not feasible. OHA determined that disposition of the Chambers Court property was necessary. OHA staff has been communicating with HUD regarding possible disposition. One disposition option involves transfer of assistance. OHA reviewed this option with guidance from consultants Greg Byrne and AH Forward and determined that this repositioning option was not financially feasible.

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

[Alternately, OHA will pursue any other method available for HUD approval of disposition of Chambers Court, which may include application to the HUD Office of Urban Revitalization for removal of the declaration of restricted covenants.](#)

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

Farnam Building (NE001000028): OHA may pursue RAD conversion of the Farnam Building. Alternately, OHA may retain the Farnam Building units in its public housing portfolio and consider other repositioning options. Depending on the outcome of Chambers Court plans, OHA may commit PBV vouchers to the 10 non-ACC units in the Farnam Building.

Bayview (NE001000027): OHA may pursue RAD conversion. Alternately, OHA may retain Bayview in its public housing portfolio and consider other repositioning options.

Crown I & Crown II (NE001000025 & NE001000026): Crown I and Crown II include 28 single-family homes built by OHA in about 2008 in response to the *Hawkins* lawsuit. These are units that OHA wishes to retain in its affordable housing stock. (See OHA's plans for scattered site units.) OHA intends to submit a Section 18 application to HUD for PBV conversion of 23 units. Five units do not meet HUD's definition of "scattered site" units. OHA may pursue RAD conversion of these 5 units or, alternately, OHA may retain these units in its public housing stock for future repositioning. The Crown I and II units are subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions, which may delay OHA repositioning actions. OHA may consult with HUD to request that its SAC Section 18 application approve only removal of units from the public housing program and PBV conversion, without disposition, so that OHA may implement its PBV conversion without transfer of ownership, which would permit earlier PBV conversion.

Keystone Crown (NE001000029): This is a 37-unit development that includes multifamily buildings as well as some single-family homes located in west Omaha. In addition, OHA's scattered site stock includes 3 single-family homes adjacent to the Keystone Crown units. These units were built in early 2000s and are sited in a desirable West Omaha location. OHA wishes to retain the Keystone Crown and adjacent units in its affordable

housing stock. OHA may pursue RAD conversion of these units or, alternately, OHA may retain these units in its public housing stock for future repositioning. OHA notes that the Keystone Crown units may be subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions, which may delay OHA repositioning actions.

REPOSITIONING OF OTHER OHA PROPERTIES: As OHA reviews its portfolio, OHA intends to implement repositioning of other OHA properties, including OHA's high-rise tower developments. OHA's long-term plans for management and repositioning of these properties may require RAD conversion and mixed finance redevelopment. RAD conversion combined with mixed finance redevelopment may require disposition to new owner entities with OHA (or OHA controlled affiliate) in the ownership structure. OHA may pursue any other funding or repositioning options available, including Section 18 or other HUD applications; market disposition; disposition to OHA's controlled affiliate, River City Housing; redevelopment; conversions to project-based vouchers; mixed finance redevelopment; and/or other privately financed redevelopment.

PROPOSED RAD CONVERSIONS: OHA's repositioning efforts may include RAD conversion. Properties to be converted through RAD will be transferred to OHA's owned and controlled affiliate, River City Housing. RAD conversion combined with mixed finance redevelopment may require disposition to new owner entities with OHA (or OHA controlled affiliate) in the ownership structure. During 2025, OHA may submit RAD applications for multiple properties where OHA determines that the property/units should be retained in OHA's inventory and that RAD conversion is the best repositioning option. Attachment B.2.RAD provides information regarding OHA's units currently considered for possible RAD conversions. Alternately, OHA may retain these units in its public housing stock for future repositioning.

DISPOSITION OF OHA'S FORMER CENTRAL OFFICE PROPERTY & ADJACENT PROPERTIES: OHA's former central office building, located at address 540 S 27TH Street (next door to Jackson Tower), had been vacant and unused since 2015. Following HUD Section 18 approval, in 2024 OHA sold this property to Youth Emergency Services (YES) (or affiliate entity), a local nonprofit organization that serves homeless youth. There are follow-up matters, namely YES may require easement access from OHA's Jackson Tower parking lots. OHA anticipates that, during 2024-2025, OHA may submit Section 18 applications to HUD for these purposes.

SALE OF VACANT LOTS: OHA and HIO own a number of vacant properties throughout the City. During 2024-25 OHA may continue to pursue sale of vacant lots which are not planned for new construction. This includes OHA's property at 550 S. 70th Street, formerly site of a public housing single-family home which was destroyed by fire and subsequently demolished, but which remains in OHA's public housing inventory and covered by a HUD DOT. During 2023-2024, OHA intends to submit a Section 18 application to HUD for disposition of this vacant lot.

DISPOSITION OF LAND TO CITY OF OMAHA: The City of Omaha requires OHA disposition of a small corner of land (376 sf) at 48th and Y Streets for City street improvements. This land is on the property of an OHA scattered site single-family home. The City also requires temporary easements on this land. In 2024-2025, OHA will submit a Section 18 application for HUD approval of this disposition.

ACQUISITION OF MAINTENANCE SHOP: OHA is considering options for acquisition of a facility to support maintenance operations (staff and storage of supplies and equipment) servicing public housing properties.

OHA RAD REPOSITIONING ACTIONS FOR OHA'S TOWERS: OHA's towers were built decades ago, in the 1960s and 1970s, and have significant capital needs. OHA wishes to improve its towers for long-term preservation as part of OHA's affordable housing stock, as feasible.

RAD conversion requires OHA to demonstrate that OHA can address current and projected capital needs over a 20-year term, with financing plans that demonstrate financial viability of capital improvements as well as operations. Ongoing operations and rental subsidies will be funded by HUD under a 20-year Section 8 PBV contract according to a RAD-specified formula. In some cases, capital improvements may be funded with HUD public housing Capital Fund Program allocations. More extensive renovations will require additional funds, namely LIHTC funding and/or private financing. OHA has contracted with Brinshore Development to serve as our co-developer for these capital improvement projects.

Ownership will be transferred to River City Housing, a 501(c)(3) nonprofit corporation created and controlled by OHA. LIHTC funding would involve a private ownership entity with an ownership structure that will include River City Housing.

RAD repositioning will require OHA to submit RAD applications to HUD for approval in accord with RAD requirements. In most cases, OHA anticipates that our repositioning actions will involve RAD/Section 18 blend applications to HUD, which may include higher subsidies for a percent of units. When RAD/Section

18 blends provide for Section 18 TPVs, OHA intends to project-base the TPVs in the tower. At present, OHA does not know the balance/mix of Section 18 versus RAD PBVs.

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

OHA will review each property individually to identify and implement the best repositioning strategy. OHA does not have capacity to manage repositioning of all towers at once, and the need for LIHTC funding for capital improvements also limits the number and timing of projects that OHA can pursue. This will be a multi-year project. OHA is beginning with Pine Tower; OHA intends to submit a RAD/Section 18 blend application to HUD for Pine Tower in December 2024 or January 2025. [Following Pine Tower, OHA next intends to submit applications for RAD/Section 18 blend conversions for multiple towers including Florence, KayJay, Highland, Evans, and Benson Towers.](#) OHA intends to proceed with repositioning, including RAD conversion and RAD/Section 18 blends, of its towers as quickly as staff capacity and funding permits.

ATTACHMENT B.2: PROPOSED RAD CONVERSIONS

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

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

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

OHA's Five-Year CFP Plan includes approximately \$900,000 for RAD conversions and relocation. OHA's CFP plans may change as needed for proposed RAD conversions, in accord with HUD requirements.

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

RAD/SECTION 18 BLENDS

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

For both RAD and Section 18 conversions, HUD will change the way it provides rental assistance to the property from public housing to long-term Section 8 assistance contracts. Units that are converted via Section 18 are eligible to receive higher contract rents than units that are converted via RAD. Units converted under RAD will receive roughly the same funding level that was provided through the public housing program. The higher contract rents provided by Section 18 will support greater financing.

The portion of units that can be converted under Section 18 is based on HUD’s guidelines for “housing construction cost” as compared to the level of rehabilitation or construction that would be required to renovate the property. For example, if the rehabilitation or construction cost exceeds 30 percent of HUD’s housing construction cost, HUD would allow 20 percent of the units at a property to be converted via Section 18 (and receive the higher contract rents) and 80 percent to be converted via RAD. Higher levels of renovation costs provide for higher percent of Section 18 units. For example, if the rehabilitation or construction cost is 90 percent or more of HUD’s housing construction cost, HUD would allow 60 percent of the units to be converted via Section 18.

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

If relocation is required, OHA will develop a Relocation Plan which will describe the resources that OHA will provide to relocate displaced families (e.g., offer of comparable housing, payment of actual and reasonable expenses, and counseling).

PROPOSED RAD CONVERSIONS: OHA SCATTERED SITES AND SMALL DEVELOPMENTS (PAGES 4-10)

OHA proposes RAD conversion of some scattered site properties and small developments that OHA wishes to retain in its affordable housing stock, including the following properties.

- SCSE Frances Court (15 units) (3706-3736 Frances Street)
- NOAH (5 units that don’t qualify as “scattered sites”) (2026-2042 N. 18th Street)
- Keystone Crown (37 units)
- SCNW 8715, 8765, & 8771 Sahler Street (3 units on the Keystone site, formerly AMP SCKC)
- Crown I & II (28 units)
- SCNE Alamo 118 N 36th ST (14 units)
- Bayview 1234 S. 13th Street (12 units)
- SCNW 3042 Menke Cir (6 units)
- SCSW 11805 Cryer Ave (6 units)
- SCNE 3338 Meredith (6 units)
- SCNE 5817 N 24th (6 units)
- SCNW Cherry Tree 8304 Underwood (30 units)

In addition, OHA proposes RAD conversion of any other single-family homes, duplexes, and 3-4-unit properties that OHA wishes to retain in its affordable housing portfolio but that are not eligible for PBV conversion through Section 18 because they do not meet HUD’s definition of “scattered site” units.

If OHA does not pursue RAD conversion of some or all of these units, OHA will retain them in its public housing portfolio for future repositioning.

PROPOSED RAD CONVERSIONS: OHA TOWERS (PAGES 11-15)

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

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

OHA will review each property individually to identify and implement the best repositioning strategy. This will be a multi-year project. OHA is beginning with Pine Tower (NE001000010). [Following Pine Tower, OHA next intends to submit applications for RAD/Section 18 blend conversions for multiple towers including Florence, KayJay, Highland, Evans, and Benson Towers.](#)

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

At present, OHA does not have specific renovation plans for each property. OHA will review each property individually to identify and implement the best repositioning strategy. The specific renovation plans for each property will be determined based on property needs including capital needs assessments conducted at the time that OHA begins planning each individual property’s conversion. Some properties may have higher rehabilitation costs than others. At present, OHA cannot estimate the rehabilitation plans and costs for each property and the resulting percent of units to be converted under Section 18 versus units converted under RAD. In addition, for some properties, OHA expects that renovations may include combining units to create larger units, which would result in a reduction of the total units in the property. At present, OHA does not have estimates of projected changes in unit counts and bedroom sizes for each property. For Pine Tower (NE001000010) (page 15), renovation plans include work to convert efficiency units to 1-bedroom units with no reduction in total units. At present, in the tables provided on pages 11-15 below, OHA is not able to project changes in unit counts and bedroom sizes. OHA will continue to refine the tables on pages 11-15 below as our repositioning plans progress.

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

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

FRANCES COURT

Public Housing Project: Frances Court
 PIC Development ID: NE001000017 (Scattered Sites South East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 15
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$210.07 per ACC unit per month est; \$35,292 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	8		8	8	
Three Bedroom	6		6	6	
Four Bedroom					
Nondwelling unit		1	1	1	
Total	14	1	15	15	

NOAH (5 units 2026-2042 N. 18th Street)

Public Housing Project: NOAH (5 units 2026-2042 N. 18th Street)
 PIC Development ID: NE001000023
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 5
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$197.93 per ACC unit per month est; \$11,876 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	2		2	2	
Four Bedroom	3		3	3	
Total	5		5	5	

KEYSTONE CROWN

Public Housing Project: Keystone Crown
 PIC Development ID: NE001000022
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 37
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.22 per ACC unit per month est; \$85,790 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	8		8	8	
Three Bedroom	23		23	23	
Four Bedroom	6		6	6	
Total	37		37	37	

8715, 8765, & 8777 SAHLER STREET

Public Housing Project: 8715, 8765, & 8777 Sahler Street (3 units formerly AMP SCKC)
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD
 Transfer of Assistance: n/a
 Total Units: 3
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$7,290 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom					
Four Bedroom	3		3	3	
Total	3		3	3	

CROWN I

Public Housing Project: Crown I
 PIC Development ID: NE001000025
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 16
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.97 per ACC unit per month est; \$37,242 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	16		16	16	
Four Bedroom					
Total	16		16	16	

CROWN II

Public Housing Project: Crown II
 PIC Development ID: NE001000026
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 12
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.97 per ACC unit per month est; \$27,932 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	12		12	12	
Four Bedroom					
Total	12		12	12	

ALAMO

Public Housing Project: Alamo (118 N. 36th Street)
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 14
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$41,237 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom	6		6	6	
Two Bedroom	8		8	8	
Three Bedroom					
Four Bedroom					
Total	14		14	14	

BAYVIEW

Public Housing Project: Bayview
 PIC Development ID: NE001000027
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 12
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$186.26 per ACC unit per month est; \$26,821 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	12		12	12	
Four Bedroom					
Total	12		12	12	

3042-3052 MENKE CIRCLE

Public Housing Project: 3042-3052 Menke Circle (6 units)
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$14,581 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

11805-11819 CRYER AVE

Public Housing Project: 11805-11819 Cryer Ave
 PIC Development ID: NE001000019 (Scattered Sites South West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$229.14 per ACC unit per month est; \$16,498 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	2		2	2	
Three Bedroom	3		3	3	
Four Bedroom	1		1	1	
Total	6		6	6	

3338-3348 MEREDITH AVE

Public Housing Project: 3338-3348 Meredith Ave
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$17,673 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

5817-5827 N. 24TH STREET

Public Housing Project: 5817-5827 N. 24th Street
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$17,673 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

CHERRY TREE

Public Housing Project: Cherry Tree
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 30
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$72,904 total per year est.

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom	14		14	14	
Two Bedroom	16		16	16	
Three Bedroom					
Four Bedroom					
Total	30		30	30	

FLORENCE TOWER

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

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

HIGHLAND TOWER

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

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

JACKSON TOWER

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

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

UNDERWOOD TOWER

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

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

CROWN TOWER

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

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

KAY JAY TOWER

Public Housing Project: 4500 S 25th ST
 PIC Development ID: NE001000005
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 118
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$211.05 per ACC unit per month est; \$296,314 total per year est

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

EVANS TOWER

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

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

PARK SOUTH & PARK NORTH

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

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

BENSON TOWER

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

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

PINE TOWER

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

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

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: July 10, 2025

Re: Amendment to OHA's Annual Plan for 2025

RECOMMENDED ACTION

Staff recommends that the Board of Commissioners approve an amendment to OHA's Annual Plan for 2025.

EXPLANATION

HUD requires OHA to prepare and submit Annual Plans that include, among other things, specification of key policies and major activities planned for the year. OHA's Annual Plan for 2025 was approved by the Board in October 2024 and by HUD on November 22, 2024. OHA already amended its Annual Plan for 2025, which was approved by HUD on May 16, 2025.

OHA proposes to amend its Annual Plan for 2025 again. The proposed changes pertain to RAD conversion of OHA's towers. OHA's Annual Plan previously stated OHA's plans for RAD conversion of OHA towers generally and beginning with Pine Tower specifically. The proposed amendment to OHA's Annual Plan states the next towers intended for RAD conversion, including specifically Florence Tower and KayJay Tower.

In addition, the proposed changes to OHA's Annual Plan clarify that OHA's request for HUD approvals related to disposition of Chambers Court may be submitted to the HUD Office of Urban Revitalization. (OHA's Annual Plan previously stated OHA's plans to submit Section 18 application to HUD for necessary approvals.) This clarification ought not be necessary in OHA's Annual Plan. But we are including it anyway since we are already in the process of amending the plan.

Attached are the relevant sections of OHA's Annual Plan. The changes are shown in tracked red type on pages 2, 4, and 7 of the attached pdf file.

Amendments to OHA's Annual Plan require public process, consultation with resident leaders, and Board approval. OHA published notice of its intent to amend its Annual Plan on May 8, 2025. This notice invited any person to obtain documents, give comments, and attend a public hearing. The public hearing was held on June 24, 2025. Staff attended the May 1, 2025 meeting of the Central Advisory Committee (CAC), the agency-wide organization of resident leaders, to describe proposed changes, answer questions, and receive feedback. OHA staff provided contact information for residents to provide comments, feedback, and recommendations.

RECOMMENDED BY; Joanie Balk

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

MANAGEMENT AGREEMENT

This shall serve as a legal and binding Agreement by and between River City Housing Connections, d/b/a River City Housing (River City), a Nebraska non-profit corporation and The Housing Authority of the City of Omaha (OHA), collectively referred to herein as “the Parties”.

WHEREAS, the Parties seek to enter into an Agreement whereby OHA will provide property management services to certain River City housing units.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions contained herein, the parties agree as follows:

BACKGROUND

- a. River City owns a number of affordable housing units located throughout the City of Omaha (hereinafter “properties”).
- b. River City is a controlled affiliate of OHA as per Neb.Rev.Stat. section 71-1575(8).
- c. OHA is a housing agency for the City of Omaha and provides property management services to affordable housing units in Omaha.

PARTIES RESPONSIBILITIES

- d. OHA will provide property management services to the units identified by address in Exhibit A and as amended by mutual agreement of the Parties.
- e. OHA will invoice River City for the actual cost of OHA staff time expended in providing property management services to the River City housing units. This amount will not exceed the actual cost of wages and benefits for the OHA staff time expended.
- f. River City will promptly pay the invoice through a transfer of funds to an account identified by the OHA Finance Department.
- g. OHA shall serve as River City’s lawful agent with full authority to take any necessary action for the fulfillment of this Agreement.
- h. OHA agrees to collect all rents as they become due, to render River City a monthly accounting of rents received and remit to River City all income. OHA agrees to collect the rents from the tenants and disburse funds to River City on or before the 15th of the current month, provided, however, that rent has been received.
- i. OHA agrees to maintain and repair the properties and to hire and supervise all employees and other needed labor. All maintenance related expenses will be paid by River City.
- j. OHA agrees to advertise for tenants, screen tenants and select tenants suitable for the properties. OHA will set the rents and any subsequent rent increases as deemed appropriate. OHA agrees to rent and to lease the properties: to sign, renew and to cancel rental agreements and leases for the properties. To enforce the lease: to sue for possession for lease violations and recover for rent and for loss or damage to any part of the property and/or furnishing thereof, and when appropriate, to compromise, settle and release any such legal proceedings or lawsuits.

- k. River City agrees to hold OHA harmless from, and to defend OHA against, any and all claims, charges, debts, demands and lawsuits. River City agrees to pay OHA's attorney's fees related to OHA's management of the properties and any liability for injury on or about the properties which may be suffered by any employee, tenant or guest upon the properties. River City agrees to maintain sufficient and prudent property and liability insurance and OHA shall be named an additionally named insured.

TERM/TERMINATION

This Agreement shall be deemed effective the date of the last signature below and shall expire five years after the effective date unless terminated sooner or extended in accordance with the provisions hereof. Thereafter, this Agreement shall automatically be extended for additional yearly periods under the same terms and conditions unless either party shall give written notice of termination at least sixty (60) days prior to the end of the respective period.

This Agreement may be terminated by any party effective upon sixty (60) days written notice to the other party.

This Agreement shall be deemed automatically terminated in the event that any party closes, ceases doing business in the manner in which it presently operates.

SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of OHA and the successors and assigns of River City.

WAIVER

No waiver by any party of a breach or a default hereunder shall be deemed a waiver by such party of a subsequent breach or default of a like or similar nature.

SEVERABILITY

In the event that any term or provision of this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other term or provision and this Agreement shall be interpreted and construed as if such term or provision, to the extent the same shall have been held to be invalid, illegal or unenforceable, had never been contained herein.

INTEGRATION

This Agreement represents the entire understanding between the parties hereto with respect to the subject matter hereof and this Agreement supersedes all previous representations, understandings or agreements, oral or written, between the parties with respect to the subject matter hereof and cannot be modified except by a written instrument signed by the parties hereto.

APPLICABLE LAW

This Agreement shall be governed by the laws of the State of Nebraska.

The Housing Authority of the City of Omaha

Date

River City Housing

Date

RESOLUTION NO. 2025 - 61
MANAGEMENT AGREEMENT WITH RIVER CITY HOUSING CONNECTIONS

WHEREAS, the Omaha Housing Authority (OHA) and River City Housing Connections, d/b/a River City Housing (River City) seek to enter into an agreement whereby OHA will provide property management services to certain River City housing units;

WHEREAS, the Omaha Housing Authority (OHA) intends to sell a number of scattered site units to its non-profit affiliate River City Housing for the purpose of providing project-based voucher housing units;

WHEREAS, River City Housing is in need of property management services for the project-based voucher units and intends to retain OHA for this purpose; and

WHEREAS, staff recommends that the OHA Board of Directors approve the Management Agreement between OHA and River City Housing for property management services at certain River City Housing project-based voucher properties;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Directors approves the Management Agreement between OHA and River City Housing for property management services at certain River City Housing project-based voucher properties.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary

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

Memorandum



To: The Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 10th, 2025
Re: Recommendation for Contract – Labor Relations and General Litigation Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Kutak Rock LLP and Jackson Lewis PC to provide labor relations and general litigation legal services for an amount not to exceed (NTE) \$100,000, jointly and severally. The contract term will be a 12-month initial period with OHA reserving the right to renew for four additional 12-month periods with Board of Commissioner approval.

EXPLANATION:

OHA contracts with a variety of law firms to provide general and specialized legal services, including labor relations. A recent change in Nebraska law concerning conflicts of interest requires OHA to select an alternate vendor for the proposed services.

METHOD OF PROCUREMENT:

OHA invited qualified firms to submit proposals for the scope of work. The Request for Proposal (RFP) was publicly advertised for at least 30 days prior to the solicitation deadline, and OHA staff performed outreach to multiple prospective proposers. Two firms submitted proposals. A committee of OHA staff members evaluated the responses in terms of qualifications, approach, and experience. Both firms scored well, and OHA staff recommends contracting with both to provide flexibility and accommodate variable workloads.

Kutak Rock LLP	Jackson Lewis PC
99.33	95.33

** of a possible 100 points*

CONTRACT AMOUNT: Not to exceed \$100,000 (jointly and severally)

MBE/WBE & SECTION 3: N/A

SOURCE OF FUNDS: OHA operating funds

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 62
CONTRACTS FOR LEGAL SERVICES

WHEREAS, OHA desires contracted legal services in labor relations and general litigation services;

WHEREAS, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing a Request for Proposals in May 2025;

WHEREAS, OHA received two proposals, and the proposals submitted by Kutak Rock LLP and Jackson Lewis PC both received strong evaluations according to the published criteria;

WHEREAS, staff recommends that the OHA Board of Commissioners approve contracts with Kutak Rock LLP and Jackson Lewis PC, in an amount not to exceed \$100,000, jointly and severally, and for a contract term of one year with an option to renew for four one-year terms, to provide legal services;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves contracts with Kutak Rock LLP and Jackson Lewis PC, in an amount not to exceed \$100,000, jointly and severally, and for a contract term of one year with an option to renew for four one-year terms, to provide legal services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 10, 2025.

Joanie Balk, Secretary

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: July 10, 2025
 Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2025	Allocation	Mar	Apr	May	Current Mo % Leased
	All Other Vouchers	5331	3587	3607	3607	68%
	Emergency Vouchers	142	97	97	97	68%
	Fair Share Vouchers	24	18	17	17	70%
	HA Owned Vouchers	25	25	25	25	100%
	Home Ownership Vouchers	60	60	60	60	100%
	Incremental Vouchers	20	1	1	1	5%
	Mainstream Vouchers	115	90	90	90	79%
	Portable Vouchers	94	93	94	94	100%
	Project Based Vouchers	262	240	246	246	91%
	Tenant Protection Vouchers	223	223	223	223	100%
	VASH Vouchers	157	134	141	141	85%
	VASH Vouchers (PBV)	25	36	25	25	100%
Total Vouchers	6478	4604	4626	4626	71%	

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

HUD Delinquency Rate			SEMAP	Mar	Apr	May
			95%	97.65%	96.20%	95.57%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: July 10, 2025
 Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2025

HQS/NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386							
Section 8 Fail	179	204	159	152	233							
Section 8 Follow ups	221	179	261	193	208							
Quality Control Pass	6	10	6	7	9							
Quality Control Fail	1	2	2	3	2							
Special, Complaint, Inconclusive	44	4	6	14	28							
Monthly Total S8 Inspections Conducted	702	574	654	583	866	0	0	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	-	46	67	77	59							

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

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: July 10, 2025
Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annals Due Monthly	Annals Incomplete
1	356	30
2	363	36
3	342	32
4	395	70
5	352	104
6	345	129
7	347	0
8	327	0
9	374	0
10	399	0
11	388	0
12	385	0
Totals	4373	401

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: July 10, 2025
Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2025

Waitlist SUMMARY

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

As of now, the HCV waitlist for 2021 has 215 applicants, while the waitlist for 2023 has 1,426 applicants. The projected processing date for this waitlist is September 2025.

Currently, there are 93 leased units in the mainstream category, with a requirement of 27 more for full occupancy, which totals 120 units.

The HUD goal is to issue 100 vouchers per month in 2025. The goal number may change based on funding availability.

Waitlist Issuance	Goal	Mar	Apr	May	Issued
2021 Waitlist	100	0	0	65	65%

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Asset Management – July 2025 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score **rose** from 14.78 in April, to 15.16 in May. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). The increase was due to exemptions and rental collections.

Occupancy

The overall occupancy rate for public housing remained relatively stable, with a slight decrease from 96.5% in April to 96.2% in May. We are closely monitoring our occupancy levels and taking proactive steps to address vacancies. Our team is focused on reaching a 98% occupancy rate by the end of June in order to meet our annual performance goal.

As of this month, occupancy for affordable housing stands at 81.3%, while market-rate housing has declined slightly to 71.4%. The continued move-outs related to resident relocations back to Malcolm's Place have contributed to the dip in market-rate occupancy.

Affordable housing experienced strong leasing activity this month, which is expected to positively impact next month's report. Our team has been actively assisting voucher holders with relocations from City View Apartments, contributing to the uptick in leasing performance.

Arbor Villa is no longer leasing due to CNI South redevelopment efforts, which is impacting overall occupancy at the Villas. We have also started the boarding up process at this location which includes 9 units and laundry room so far.

Tenant Accounts Receivable

OHA's Tenant Accounts Receivable (TAR) ratio for public housing improved significantly this month, decreasing from 1.11 to 0.62. Tenant revenue increased by \$20,000 during the same period. This improvement reflects our continued efforts to work closely with residents to establish and maintain repayment agreements for past-due balances.

Maintenance

Our second REAC inspection of 2025 was conducted at Park Villa. We are still awaiting the results. Upcoming REAC inspections are scheduled for Florence Tower and Pine Tower. Staff are actively working with Tanner to ensure full preparedness for both properties. An inspection at the Farnam Building was previously scheduled earlier this month but was canceled without explanation and has not yet been rescheduled.

In our Scattered-Site portfolio, staff have been putting in extra hours, including evenings and weekends, to prepare units for occupancy. At the same time, they continue to follow up on findings from our internal annual inspections to ensure all units remain safe and compliant with standards.

Following our recent full housekeeping and lease compliance inspections across all tower apartment units, 189 legal notices were issued for issues such as unauthorized pets, smoking violations, and housekeeping deficiencies. Follow-up inspections have been completed, with approximately 25% of cases resolved to date.

Several residents have been referred to Supportive Services for additional assistance. These referrals, coordinated with Tyrone Brice, are helping residents address underlying challenges and connect with resources to support sustained lease compliance. Our team remains committed to balancing accountability with meaningful support for residents.

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: July 10, 2025
Re: Compliance Department Update- April 2025

Intake Department

During April, there were 203 applications submitted through the on-line portal. Only 43 of the applications met the criteria for one-bedroom senior households. A total of 39 applications were approved in April with 23 for one bedroom, 6 for two bedrooms and 7 for three bedrooms. There were 3 applications approved for Chambers Court.

In addition to the 160 applications not eligible to apply, there were an additional 155 applicants who were withdrawn during the full application process for no response, failed background checks, applicant requests and wait list not available.

Intake continue to process files for our dual LIHTC/PH properties for the residents transferring from Southside Terrace Homes. We continue to select more 2 and 3 bedroom applicants from the wait list in response to requests from Property Management.

Reexaminations

HUD's monthly Reexamination Delinquency Report for April was 75.40 down from 76.17 for March. The interim completion rate was at 89% for the interims reported through April 2025. We are looking at all our procedures with our staff to ensure that we are making the best use of staff time to achieve positive results. Our Quality Control Specialists made some viable suggestions to improve our file completion rate. We have put those changes in place. Staff are working well within their teams to complete our oldest files.

During April, Compliance and Intake staff attended the annual LIHTC compliance training with NIFA.

We are currently fully staffed. Our newly hired staff are responding great with their training and face to face meetings with residents at the scheduled appointments.

HUD recently announced that HOTMA will be effective January 1, 2026. We will be bringing the balance of the ACOP chapters to the board for approval over the next several months to be in compliant with the regulation changes starting in January.

Process Improvements

During the month of April, Nicole worked with staff from Section 8, Property Management, Intensive Services, Finance, Compliance, and IT with their projects and initiatives:

Section 8- discussions with Yardi and staff regarding HCV applicants on PBV wait lists and on-line request approvals

Property Management- compiled report for Maintenance Managers PO training, continued work on new 30-day notice, and email blast for public comment period for new lease addendum, Yardi training on screening process

Intensive Services- Apricot implementation

Finance- Account Receivables discrepancies and compiled report for rent received vs rent charged

Compliance- email blast for public comment period for ACOP update for Grievance Chapter

IT- YardiOne Multi-factor authentication update agency-wide

Training was provided to new staff in Compliance and Section 8 for Yardi One, RentCafe 101 and using Docu-sign. Finance dept training on POs and AR discrepancies. Maintenance staff training on P2P

There were 13 cases submitted to Yardi. There were 98 requests from staff for assistance:

Requests by department:		Requests by Product:	
Capital Improvements	2	Adobe Acrobat	0
Compliance	11	Adobe Pro	1
Executive	0	Aspire	1
Finance	9	Docu-Sign	5
Family Self Sufficiency	0	Excel	1
HR	9	Mobile Maintenance	1
Inspections	0	Nebraska.gov	0
IT	2	OHA Website	1
Legal	1	P2P	10
Maintenance	4	Rent Cafe	31
PH Intake	4	SharePoint	0
Procurement	3	VendorCafe	0
Property Management	16	Voyager	25
Public Safety	1	Voyager 8	1
Section 8	36	YardiOne	21

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: July 10, 2025
 Re: Intake Approved Applications April 2025

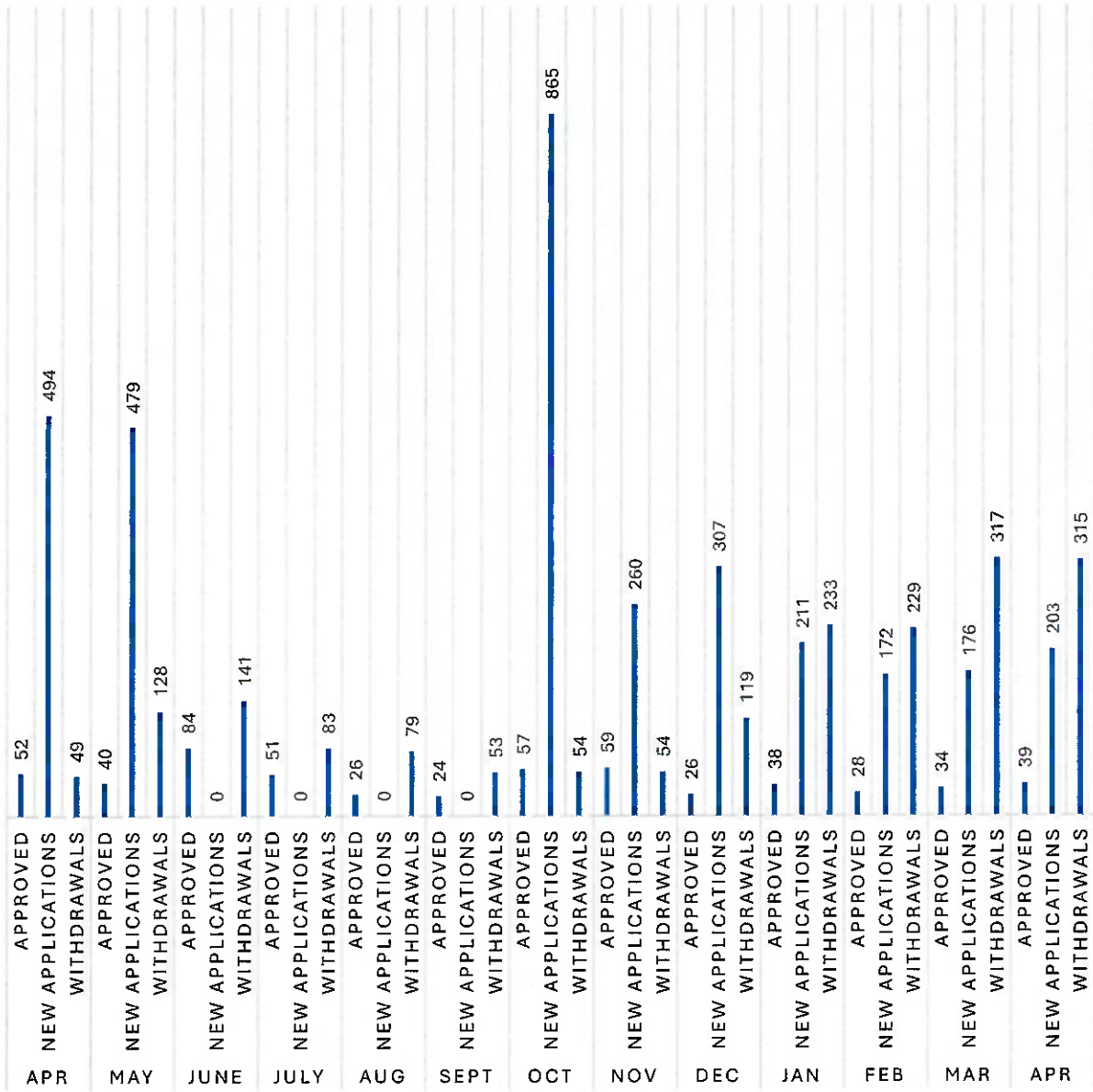
**Intake Department
 Month of April 2025**

New Public Housing Applications	203
New Villas Housing Applications	1
New Farnam Straight Tax Credit Housing Applications	5
New Chambers Straight Tax Credit Housing Applications	4
Approved Public Housing Applications	39
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	3
Approved Applications for Farnam Apts Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		23	6	7	0
Villas Applications Approved		Two	Three		
North Villas	0	0			
Arbor Villa	0	0			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	2	1	0	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	0	0			

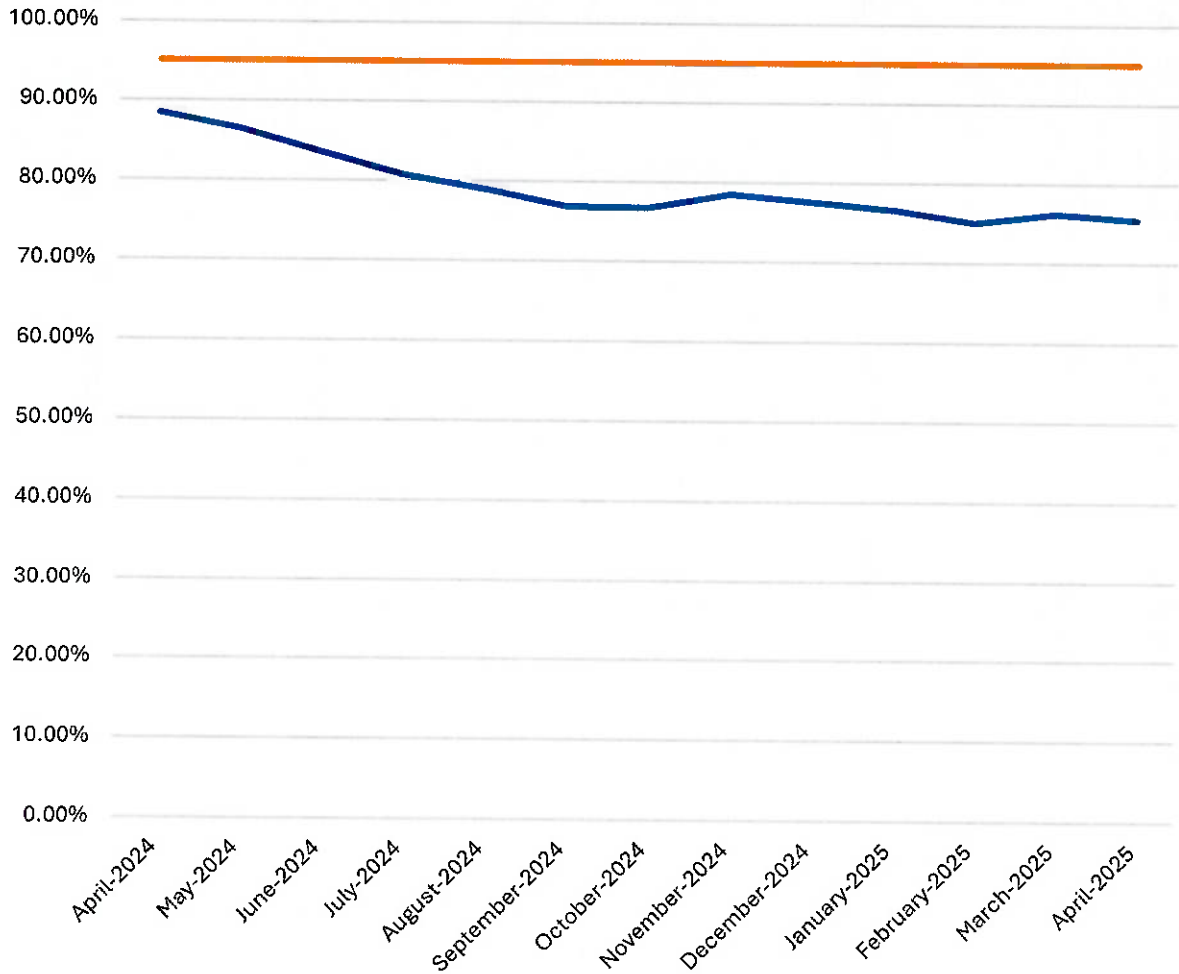
Applications Withdrawn from PH Wait List	315	
No Response During Full Application Process	127	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	170	
Failed Background Check	6	
Applicant Request	12	
Refused Offer	0	
Over Income	0	

PUBLIC HOUSING INTAKE WAITING LIST APRIL 2025

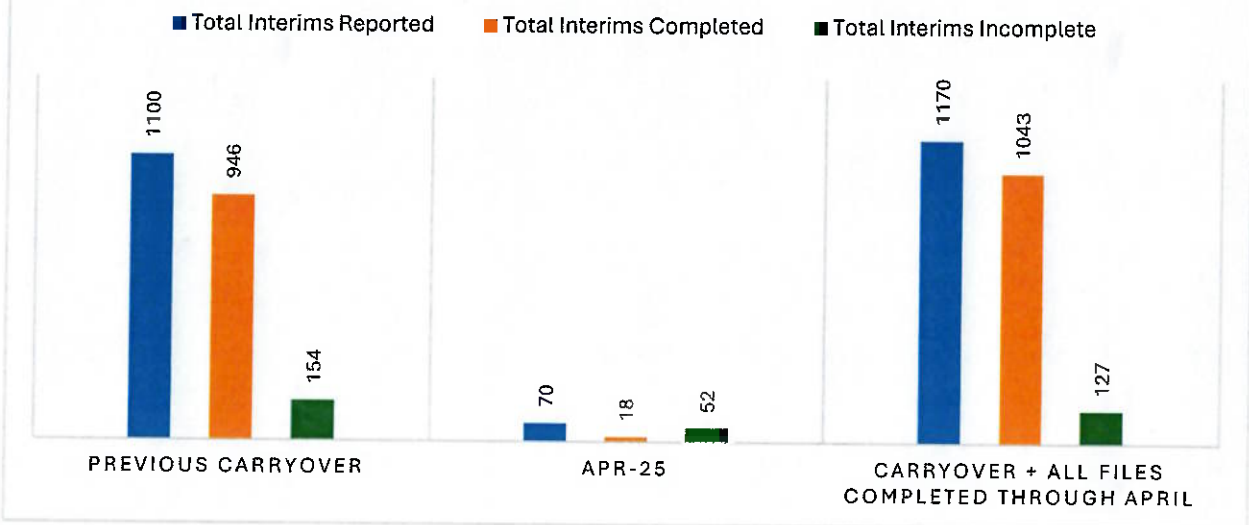


	HUD Goal
	Actual

HUD Reporting Rate for Annual Reexaminations as of 4/30/25
75.40%



INTERIM COMPLETION RATE THROUGH APRIL 2025



This report reflect all of the interims reported and completed throught the end of April 2025. 70 residents reported new changes during the month of April. Housing Compliance Staff worked to complete the new and outstanding interims during this time period. Overall, staff processed a total 97 interim files.

6.6. Financials

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: June 13, 2025
Re: Finance Report

AGENCY BALANCE SHEET

May 2025:

Cash position decreased **\$4.8M** YTD. \$3.6M of the decrease is tied to operating expenses.

- Public Housing & capital funds had a decrease of **\$3,793,971**
- HIO: had a decrease of **\$529,966**
- Section 8 Programs: had an increase of **\$314,026**
- Central Office: had a decrease of **\$600,412**

Accounts Receivable had an increase of **\$944,399** YTD

- Operating A/R had an increase of **\$663,975**; the increase is due to grant funds expended but not yet received from HUD
- A/R Inter-property had an increase of **\$254,460**
- Tenant Receivables had a decrease of **\$42,088**
- A/R Promissory Notes had an increase of **\$68,052**

Prepaid Assets had an increase of **\$470,192** YTD

Total Assets decreased **\$1,483,215** YTD

Total Liabilities decreased **\$487,044** YTD, all due to decreases in current liabilities.

Current Liabilities decreased **\$507,198** YTD

- Unearned Revenue (HUD operating subsidy) decreased **\$1,077,513**
- Accounts Payable increased **\$402,282**
- Accrued Fees increased **\$254,460**
- Inter-fund Payables increased **\$131,475**

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: June 13, 2025
Re: Finance Report

AGENCY INCOME STATEMENT

Total Revenue is \$5.4M more than PYTD revenue. Revenue is better to budget by \$4.3M YTD.

Total Operating Expenses are \$1.9M higher than PYTD, worse to budget by \$2.2M.

HAP Expenses (Section 8/HCV) are \$2M more than PYTD, worse to budget by \$1.8M.

Current year net income in HCV is \$110k vs. \$729k loss PYTD

Adjusted Net Operating Income (ANOI) was \$242,282 compared to budget ANOI of \$11,554 and PY ANOL of \$1,876,020.

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2025

Book = Accrual ; Tree = ysi_bs

	May 31, 2025	May 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	5,936,083	7,716,775	-1,780,692	10,742,077	-4,805,994
OTHER ACCOUNTS RECEIVABLE	498,947	116,981	381,965	-165,029	663,975
A/R INTER-PROPERTY	1,385,413	1,301,985	83,428	1,130,953	254,460
A/R - TENANT	25,087	-3,223	28,310	67,175	-42,088
A/R PROMISSORY NOTES	3,200,475	3,194,744	5,731	3,132,423	68,052
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID ASSETS	808,359	575,099	233,260	338,168	470,192
INTER-FUND DUE FROM	3,552,227	2,799,358	752,870	2,483,026	1,069,202
TOTAL CURRENT ASSETS	20,552,739	20,847,867	-295,128	22,874,940	-2,322,201
FIXED ASSETS	33,508,387	32,945,563	562,824	32,669,400	838,986
NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,708,702	2,708,702	0	2,708,702	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	48,468,331	47,905,507	562,824	47,629,345	838,986
TOTAL ASSETS	69,021,070	68,753,375	267,695	70,504,285	-1,483,215
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	235,582	-168,647	404,229	-166,699	402,282
A/P OTHER	-3,198	-3,198	0	-3,198	0
ACCRUED FEES	1,344,947	1,261,519	83,428	1,090,487	254,460
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,635	5,635	0	335,264	-329,628
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
A/P PHA PROJECTS	45,654	65,464	-19,810	0	45,654
TENANT SECURITY DEPOSIT	686,802	689,697	-2,895	708,631	-21,829
UNEARNED REVENUE	2,582,014	2,810,082	-228,069	3,659,526	-1,077,513
CURRENT PORTION OF DEBT	51,742	51,539	203	50,727	1,015
OTHER CURRENT LIABILITIES	176,312	125,922	50,390	89,425	86,888
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,458,331	1,705,462	-247,130	1,326,857	131,475
TOTAL CURRENT LIABILITIES	11,335,046	11,294,700	40,346	11,842,244	-507,198
LONG TERM DEBT	11,426,517	11,431,002	-4,485	11,448,578	-22,061
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	635,038	611,928	23,110	592,823	42,214
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,977,341	15,958,715	18,625	15,957,187	20,154
TOTAL LIABILITIES	27,312,387	27,253,415	58,971	27,799,431	-487,044
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	10,143,431	9,934,706	208,724	11,139,602	-996,171

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2025

Book = Accrual ; Tree = ysi_bs

	May 31, 2025	May 1, 2025	Net Change	January 1, 2025	YTD Net Change
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	41,708,683	41,499,959	208,724	42,704,855	-996,171
TOTAL LIABILITIES AND EQUITY	69,021,070	68,753,375	267,695	70,504,285	-1,483,215
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2025

Book = Accrual ; Tree = ysi_bs

	May 31, 2025	May 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	1,018,125	2,260,930	-1,242,805	4,667,777	-3,649,652
CASH - PAYROLL	100,201	99,623	578	91,117	9,084
CASH - OTHER	44,718	44,687	31	44,563	155
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	784,663	488,496	296,168	-126,803	911,466
CASH - RESTRICTED	1,874,565	2,737,134	-862,569	3,656,098	-1,781,533
CASH - RESTRICTED MODERNIZATION AND DEV	37,604	38,843	-1,239	38,716	-1,111
REPLACEMENT RESERVE	14,076	14,049	28	71,543	-57,467
CASH - FSS ESCROW	612,696	587,920	24,775	623,733	-11,037
CASH - FSS FORFEITURES	61,443	61,441	2	54,538	6,905
OPERATING RESERVE	61,156	61,060	96	274,954	-213,798
OHA HUD OPERATING RESERVE	306,715	306,715	0	305,908	807
CASH - SECURITY DEPOSIT	647,942	644,078	3,864	669,038	-21,096
HOMEOWNERSHIP FUNDS	372,178	371,799	379	370,336	1,842
CASH AND CASH EQUIVALENTS	5,936,083	7,716,775	-1,780,692	10,742,077	-4,805,994
A/R HUD	777,315	198,836	578,480	0	777,315
A/R OTHER GOVERNMENTS	357,375	538,056	-180,681	461,004	-103,629
A/R OTHER	-700	13,317	-14,017	1,800	-2,500
A/R EMPLOYEE	-1,132	-1,132	0	0	-1,132
A/R NON DWELLING RENT	19,350	21,166	-1,816	25,430	-6,079
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
OTHER ACCOUNTS RECEIVABLE	498,947	116,981	381,965	-165,029	663,975
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	244,529	243,167	1,362	223,090	21,439
INTER-PROPERTY {9KCC}	115,059	114,242	817	101,241	13,818
INTER-PROPERTY {9NOAH}	72,199	70,491	1,708	63,183	9,016
INTER-PROPERTY {9FAR}	131,364	130,989	374	125,867	5,497
INTER-PROPERTY {9BV}	34,789	34,494	295	32,735	2,055
INTER-PROPERTY {9CR1}	62,824	59,819	3,006	48,194	14,630
INTER-PROPERTY {9CR2}	34,044	33,700	344	31,612	2,432
INTER-PROPERTY {VILLAS}	58,096	57,623	473	56,050	2,045
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,018,393	-1,018,393	0	-436,045	-582,348
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	490,488	415,440	75,048	306,961	183,527
A/R INTER-PROPERTY	1,385,413	1,301,985	83,428	1,130,953	254,460
ACCOUNTS RECEIVABLE TENANTS	869,583	841,274	28,310	911,671	-42,088
ALLOWANCE FOR A/R TENANTS	-844,497	-844,497	0	-844,497	0
A/R - TENANT	25,087	-3,223	28,310	67,175	-42,088
P-NOTES OUTSTANDING	639,212	633,481	5,731	571,160	68,052
ALLOWANCE FOR P-NOTES	-64,229	-64,229	0	-64,229	0
A/R BAYVIEW	387,861	387,861	0	387,861	0
A/R FARNAM	1,375,882	1,375,882	0	1,375,882	0
A/R STREHLOW	812,448	812,448	0	812,448	0
A/R NOAH	49,301	49,301	0	49,301	0
A/R PROMISSORY NOTES	3,200,475	3,194,744	5,731	3,132,423	68,052
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID INSURANCE	218,413	317,550	-99,137	25,815	192,598
PREPAID SOFTWARE EXP	365,980	33,931	332,049	167,313	198,667
PREPAID MED FSA SEC 125	2,907	5,666	-2,760	6,239	-3,332
PREPAID CREDIT CARDS	6,491	3,383	3,108	1,218	5,273
PREPAID OTHER	214,569	214,569	0	137,583	76,986
PREPAID ASSETS	808,359	575,099	233,260	338,168	470,192
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	677,598	574,073	103,525	451,048	226,549
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0

INTER-FUND DUE FROM {9EC}	449,873	449,760	113	222,633	227,240
INTER-FUND DUE FROM {9KCC}	60,943	49,905	11,038	57,515	3,428
INTER-FUND DUE FROM {9NOAH}	114,685	114,349	336	117,991	-3,306
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	115,490	107,311	8,178	23,938	91,552
INTER-FUND DUE FROM {9BV}	5,964	5,919	45	5,541	423
INTER-FUND DUE FROM {9CR1}	9,260	9,200	60	11,230	-1,970
INTER-FUND DUE FROM {9CR2}	8,721	8,676	45	10,630	-1,909
INTER-FUND DUE FROM {VILLAS}	4,718	4,718	0	9,891	-5,173
INTER-FUND DUE FROM {HCV}	-246,382	0	-246,382	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-74,334	-153,926	79,592	-150,325	75,991
INTER-FUND DUE FROM {HCV MV}	-14,132	-19,141	5,009	-14,564	432
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	1,953	1,953	0	5,345	-3,393
INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	1,028,050	10,040	1,018,010	281,930	746,121
INTER-FUND DUE FROM {ROSS GRANT}	14,079	-11,671	25,749	-79,042	93,121
INTER-FUND DUE FROM {FSS GRANT}	-115,468	-115,468	0	-79,454	-36,015
INTER-FUND DUE FROM {CNI GRANT}	678,352	950,257	-271,905	562,504	115,848
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	852,712	833,255	19,457	1,006,055	-153,343
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	3,552,227	2,799,358	752,870	2,483,026	1,069,202
TOTAL CURRENT ASSETS	20,552,739	20,847,867	-295,128	22,874,940	-2,322,201
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	43,918,274	43,907,300	10,974	43,804,578	113,696
CONTRACT WORK IN PROCESS	1,424,174	699,087	725,087	161,894	1,262,279
WIP - PREDEVELOPMENT	1,463,074	1,460,524	2,550	1,272,432	190,642
WIP - INS PROCEEDS/REPAIRS	808,573	800,823	7,750	735,508	73,065
DWELLING EQUIPMENT	3,996,811	3,932,292	64,519	3,673,740	323,072
SITE IMPROVEMENTS	5,129,677	5,129,677	0	5,129,677	0
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	365,170	0
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,517,504	2,517,504	0	2,587,934	-70,429
SECURITY EQUIPMENT	1,297,708	1,297,708	0	1,183,024	114,685
ACCUM DEPR - BUILDINGS	-151,655,415	-151,579,183	-76,232	-151,274,253	-381,162
ACCUM DEPR - COMMERCIAL	-376,340	-376,037	-303	-374,825	-1,515
ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
ACCUM DEPR - INELIGIBLE BLDG	-81,742	-81,475	-267	-80,407	-1,335
ACCUM DEPR - BUILDING IMPROVEMENTS	-33,609,143	-33,502,759	-106,384	-33,075,759	-533,383
ACCUM DEPR - DWELLING EQUIPMENT	-2,007,858	-1,985,329	-22,529	-1,898,506	-109,352
ACCUM DEPR - SITE IMPROVE	-3,507,363	-3,485,707	-21,656	-3,399,085	-108,278
ACCUM DEPR - OFFICE EQUIPMENT	-235,547	-235,257	-290	-234,099	-1,448
ACCUM DEPR - MAINTENANCE EQUIPMENT	-293,177	-292,535	-642	-289,969	-3,208
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,209	-527,175	-35	-527,035	-175
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,220,004	-2,210,428	-9,576	-2,242,552	22,548
ACCUM DEPR - SECURITY EQUIPMENT	-591,030	-580,887	-10,143	-540,314	-50,716
FIXED ASSETS	33,508,387	32,945,563	562,824	32,669,400	838,986
N/R BAYVIEW	208,156	208,156	0	208,156	0
N/R FARNAM	553,079	553,079	0	553,079	0
N/R CROWN I	241,542	241,542	0	241,542	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	893,253	893,253	0	893,253	0
N/R STREHLOW	2,907,673	2,907,673	0	2,907,673	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0

LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,708,702	2,708,702	0	2,708,702	0
LEASES RECEIVABLE	2,708,702	2,708,702	0	2,708,702	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	48,468,331	47,905,507	562,824	47,629,345	838,986
TOTAL ASSETS	69,021,070	68,753,375	267,695	70,504,285	-1,483,215
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	235,582	-168,647	404,229	-166,699	402,282
ACCOUNTS PAYABLE	235,582	-168,647	404,229	-166,699	402,282
A/P OTHER	-3,198	-3,198	0	-3,198	0
A/P OTHER	-3,198	-3,198	0	-3,198	0
ACCRUED MGMT & BKKPING FEE	288,826	289,630	-804	146,296	142,530
ACCRUED FRONT-LINE FEES	1,056,121	971,889	84,232	944,191	111,929
ACCRUED FEES	1,344,947	1,261,519	83,428	1,090,487	254,460
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	5	5	0	5	0
OTHER WITHHOLDING	-100	-100	0	0	-100
DEFERRED COMPENSATION WITHHOLDING	-3,097	-3,097	0	-3,097	0
ACCRUED PAYROLL	0	0	0	301,732	-301,732
ACCRUED PAYROLL TAXES	-247	-247	0	27,549	-27,796
EE INS DEDUCTIONS	9,075	9,075	0	9,075	0
ACCR WAGES & WITHHOLDINGS	5,635	5,635	0	335,264	-329,628
ACCRUED INTEREST BRIDGE	798,130	798,130	0	798,130	0
ACCRUED INTEREST HIO	3,212,995	3,212,995	0	3,212,995	0
ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
A/P PHA PROJECTS	45,654	65,464	-19,810	0	45,654
A/P PHA PROJECTS	45,654	65,464	-19,810	0	45,654
TENANT SECURITY DEPOSIT	640,375	639,869	506	663,166	-22,791
PET DEPOSIT	6,730	6,730	0	6,730	0
DEPOSIT REFUND ACCOUNT	39,697	43,098	-3,401	38,735	962
TENANT SECURITY DEPOSIT	686,802	689,697	-2,895	708,631	-21,829
DEFERRED REVENUE	2,020,887	2,020,887	0	2,020,887	0
Deferred Revenue - HUD Funds	246,717	463,467	-216,750	1,330,437	-1,083,720
TENANT PREPAID RENT	305,136	316,254	-11,119	298,878	6,257
NO UNIT HOLDING ACCT	9,274	9,474	-200	9,324	-50
UNEARNED REVENUE	2,582,014	2,810,082	-228,069	3,659,526	-1,077,513
MORTGAGE PAYABLE - CURRENT	51,742	51,539	203	50,727	1,015
CURRENT PORTION OF DEBT	51,742	51,539	203	50,727	1,015

OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	153,206	102,816	50,390	66,319	86,888
OTHER CURRENT LIABILITIES	176,312	125,922	50,390	89,425	86,888
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO {COCC}	293,957	169,826	124,131	479,829	-185,872
INTER-FUND DUE TO {HIOOPER}	90,777	90,783	-6	0	90,777
INTER-FUND DUE TO {9EC}	30,583	30,583	0	30,583	0
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	19,877	47,754
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	173,462	161,600
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	11,651	0
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,214	0
INTER-FUND DUE TO {9CR1}	12,494	4,390	8,104	4,390	8,104
INTER-FUND DUE TO {9CR2}	13,992	2,903	11,089	2,903	11,089
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV ADM}	205,728	429,545	-223,818	610,815	-405,087
INTER-FUND DUE TO {PUB HSG}	28,846	27,096	1,750	8,667	20,178
INTER-FUND DUE TO {ROSS GRANT}	6,426	6,426	0	6,426	0
INTER-FUND DUE TO {FSS GRANT}	24,198	24,198	0	11,626	12,572
INTER-FUND DUE TO {EHV}	914	914	0	914	0
INTER-FUND DUE TO {6SCDEV18}	337,857	506,237	-168,380	0	337,857
INTER-FUND DUE TO	1,458,331	1,705,462	-247,130	1,326,857	131,475
TOTAL CURRENT LIABILITIES	11,335,046	11,294,700	40,346	11,842,244	-507,198
MORTGAGE PAYABLE	1,416,992	1,421,477	-4,485	1,439,053	-22,061
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	4,924,142	4,924,142	0	4,924,142	0
ACCRUED INTEREST LONG TERM	4,000	4,000	0	4,000	0
ACCR INT L-T CDBG LOAN	64,373	64,373	0	64,373	0
EC, NOAH, Bayview, Farnam Loans	2,625,492	2,625,492	0	2,625,492	0
MORTGAGE-HIO	1,349,569	1,349,569	0	1,349,569	0
MORTGAGE-OHA # 2	539,949	539,949	0	539,949	0
LONG TERM DEBT	11,426,517	11,431,002	-4,485	11,448,578	-22,061
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	635,038	611,928	23,110	592,823	42,214
FSS ESCROW	635,038	611,928	23,110	592,823	42,214
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,977,341	15,958,715	18,625	15,957,187	20,154
TOTAL LIABILITIES	27,312,387	27,253,415	58,971	27,799,431	-487,044
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	10,143,431	9,934,706	208,724	11,139,602	-996,171
RETAINED EARNINGS	10,143,431	9,934,706	208,724	11,139,602	-996,171

CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	41,708,683	41,499,959	208,724	42,704,855	-996,171
TOTAL LIABILITIES AND EQUITY	69,021,070	68,753,375	267,695	70,504,285	-1,483,215
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = May 2025

Book = Accrual ; Tree = ysi_is

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES	8,311,173	6,368,666	1,942,507	7,740,543	570,630	36,112,047	31,843,331	4,268,717	30,674,428	5,437,620
EXPENSES	8,102,448	6,614,991	-1,487,458	6,664,881	-1,437,567	37,108,218	33,074,954	-4,033,265	33,253,218	-3,855,001
TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	208,724	-246,325	455,049	1,075,662	-866,937	-996,171	-1,231,623	235,452	-3,163,157	2,166,986
ADJUSTED NET OPERATING INCOME (LO:	456,781	2,310	454,471	1,328,955	-872,174	242,282	11,554	230,728	-1,876,020	2,118,302

Budget Comparison

Period = May 2025

Book = Accrual ; Tree = ysl_is

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	608,002	581,232	26,770	623,755	-15,753	3,097,804	2,906,161	191,643	3,200,837	-103,033
DWELLING RENTS SUBSIDY	35,367	28,030	7,337	32,573	2,794	175,323	140,151	35,172	187,470	-12,148
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
TPA - DAMAGE	0	0	0	-50	50	0	0	0	-50	50
LATE FEES	16,000	16,916	-916	16,835	-835	74,694	84,580	-9,886	80,306	-5,612
LATE FEES (P-NOTES)	1,315	78	1,237	425	890	3,415	388	3,027	550	2,865
LEGAL FEES	16,237	4,151	12,086	14,264	1,973	48,437	20,755	27,682	20,472	27,965
MAINTENANCE FEES	39,150	17,511	21,639	26,646	12,504	163,376	87,555	75,821	81,339	82,037
OTHER TENANT REVENUE	1,798	4,231	-2,433	5,042	-3,244	43,994	21,157	22,837	23,496	20,498
FRAUD RECOVERY REVENUE	125	235	-110	50	75	1,150	1,176	-26	1,347	-197
TOTAL TENANT REVENUES	717,994	652,385	65,609	719,540	-1,546	3,605,693	3,261,923	343,770	3,595,768	9,924
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	665,804	697,284	-31,480	971,736	-305,932	3,237,471	3,486,422	-248,951	3,620,015	-382,544
HOUSING ASST PAYMENTS	4,788,925	3,608,624	1,180,301	4,627,206	161,719	20,119,443	18,043,118	2,076,325	17,234,934	2,884,509
ONGOING ADMIN FEES EARNED	311,075	292,372	18,703	298,522	12,553	1,581,666	1,461,858	119,808	1,501,303	80,363
REVENUES - HUD CAPITAL - HARD COSTS	740,858	0	740,858	69,879	670,979	1,804,260	0	1,804,260	527,441	1,276,819
REVENUES - HUD CAPITAL - SOFT COSTS	498,805	281,491	217,313	104,680	394,125	2,228,558	1,407,457	821,101	1,041,512	1,187,046
TOTAL HUD GRANTS AND SUBSIDY	7,005,467	4,879,771	2,125,696	6,072,023	933,444	28,971,397	24,398,855	4,572,542	23,925,205	5,046,193
TOTAL FEE REVENUE										
MANAGEMENT FEE	177,266	176,765	501	182,089	-4,824	931,666	883,823	47,843	909,553	22,113
BOOKKEEPING FEE	47,632	47,701	-68	49,642	-2,010	238,778	238,503	274	248,362	-9,585
FRONT LINE SERVICE FEE	244,330	227,244	17,086	232,411	11,919	1,033,382	1,136,221	-102,839	988,648	44,733
FRONT LINE SERVICE FEE (IT)	9,604	6,892	2,712	12,988	-3,385	37,128	34,459	2,668	154,617	-117,489
OTHER FEES FOR SERVICE	63	5,240	-5,177	3,908	-3,844	136	26,199	-26,063	3,908	-3,772
TOTAL FEE REVENUE	478,895	463,841	15,054	481,039	-2,144	2,241,088	2,319,206	-78,117	2,305,087	-63,999
OTHER GOV'T GRANTS/DONATIONS										
OTHER GOV'T GRANTS/DONATIONS	55,748	246,315	-190,567	140,996	-85,248	669,087	1,231,575	-562,488	217,924	451,163
TOTAL OTHER GOV'T GRANTS DONATIONS	55,748	246,315	-190,567	140,996	-85,248	669,087	1,231,575	-562,488	217,924	451,163
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,892	2,990	-1,098	3,144	-1,252	12,852	14,948	-2,096	13,681	-829
TOTAL INTEREST INCOME - MAIN	1,892	2,990	-1,098	3,144	-1,252	12,852	14,948	-2,096	13,681	-829
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	44,940	104,511	108,043	41,408
TOTAL NON-CASH INT INCOME {HIO}	0	8,988	-8,988	0	0	149,451	44,940	104,511	108,043	41,408
INT INCOME - RESTRICTED FUNDS	535	1,257	-722	1,246	-710	5,160	6,287	-1,127	6,087	-928
INT INCOME - RESTRICT FUNDS	535	1,257	-722	1,246	-710	5,160	6,287	-1,127	6,087	-928
OTHER INCOME										
NON-DWELLING RENTS	35,862	37,563	-1,702	33,611	2,251	179,443	187,816	-8,373	-21,054	200,497
MISCELLANEOUS INCOME	50	146	-96	175	-125	375	729	-354	783	-408
COMMISSION INCOME	6,506	6,058	448	5,040	1,466	29,866	30,289	-423	31,835	-1,969
ADMINISTRATIVE FEES	1,598	1,802	-204	1,205	393	7,161	9,011	-1,850	8,898	-1,737
DONATIONS - GENERAL	2	2	0	2	0	50	12	38	11	39
MISCELLANEOUS GRANT REVENUE	0	7,000	-7,000	0	0	0	35,000	-35,000	0	0
DEVELOPERS FEES	0	60,548	-60,548	269,040	-269,040	0	302,740	-302,740	456,866	-456,866
GAIN/LOSS ON SALE OF FIXED ASSET	2,960	0	2,960	0	2,960	6,094	0	6,094	11,810	-5,716
INSURANCE PROCEEDS	3,665	0	3,665	13,483	-9,818	234,330	0	234,330	13,483	220,847
TOTAL OTHER INCOME	50,642	113,119	-62,477	322,556	-271,913	457,319	565,597	-108,278	502,632	-45,313
TOTAL REVENUES	8,311,173	6,368,666	1,942,507	7,740,543	570,630	36,112,047	31,843,331	4,268,717	30,674,428	5,437,620
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	862,090	606,344	-255,745	763,977	-98,113	2,950,746	3,031,722	80,976	2,674,300	-276,446
ADMIN CASUAL LABOR	14,826	32,119	17,292	5,491	-9,335	90,967	160,593	69,626	13,422	-77,546
ALLOC ADMIN SALARIES	-25,130	0	25,130	-20,741	4,389	-94,826	0	94,826	-88,103	6,723
TOTAL ADMIN SALARIES	851,786	638,463	-213,323	748,727	-103,059	2,946,888	3,192,315	245,428	2,599,619	-347,269
AUDIT EXPENSE	68,884	9,504	59,380	13,618	-55,267	71,759	47,519	24,240	62,852	-8,907
MANAGEMENT FEE	177,266	176,765	501	182,089	-4,824	931,666	883,823	47,843	909,553	-22,113
BOOKKEEPING FEE	47,632	47,701	-68	49,642	2,010	238,778	238,503	274	248,362	9,585
NIFA MONITORING FEE	0	592	-592	0	0	4,020	2,958	-1,062	4,020	0
TOTAL ADMINISTRATIVE FEE	293,782	234,561	-59,222	245,349	-48,433	1,246,223	1,172,804	73,419	1,224,788	-21,435
ADMIN EMPLOYEE BENEFITS	6,431	5,293	-1,138	5,636	-795	31,998	26,463	5,535	28,157	-3,841
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	130,894	131,926	1,032	121,293	-9,601	677,815	659,631	18,184	615,212	-62,604
ER PENSION - ADMIN	41,630	33,349	8,281	1,008	-40,622	140,098	166,745	26,647	103,670	-36,428
ER TAXES-ADMIN	63,994	46,385	17,609	56,293	-7,701	231,443	231,927	483	204,276	-27,167
TOTAL ADMIN EMPLOYEE BENEFITS	242,949	216,953	-25,996	184,231	-58,718	1,081,354	1,084,766	3,412	951,314	-130,040
LEGAL SERVICES - OUTSIDE	28,713	12,683	16,030	15,033	-13,680	105,080	63,414	41,666	62,772	-42,307
TRAINING/CONFERENCE	3,642	7,187	3,545	4,302	660	22,012	35,934	13,922	16,494	-5,518
BOARD MEETING/RETREAT	0	0	0	0	0	0	1	1	0	0
STAFF MEETING/RETREAT	223	378	155	488	265	2,005	1,892	-113	2,192	-187
TRAVEL	3,211	2,399	813	1,582	-1,629	8,499	11,993	3,494	7,079	-1,420
MILEAGE	1,201	727	474	1,695	494	2,812	3,635	823	3,690	877
ADMIN VEHICLE - FUEL	38	45	7	30	-8	38	226	187	182	143
ADMIN VEHICLE - MTCE & REPAIR	0	269	269	0	0	510	1,345	835	533	23
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	42	42	0	0
PUBLICATIONS	438	148	-290	239	-199	438	742	304	747	309
MEMBERSHIPS	0	2,503	2,503	2,144	2,144	9,627	12,516	2,890	6,953	-2,674
PAYROLL PROCESSING FEE	5,944	5,311	633	5,022	-923	20,293	26,555	6,262	26,880	6,587
TELEPHONE	18,495	14,402	4,093	14,743	-3,753	79,242	72,011	7,231	84,669	5,427
SAFETY EXPENSE	0	0	0	0	0	0	0	0	94	94
SAFETY EQUIPMENT/SUPPLIES	1,770	1,434	336	115	-1,655	6,936	7,169	233	10,431	3,495
SAFETY TRAINING	0	17	17	0	0	0	86	86	0	0
LEGAL SERVICES - INTERNAL	25,130	16,862	8,268	20,748	-4,382	94,826	84,308	10,518	88,179	-6,647
ALLOC INTERNAL LEGAL EXP	9,500	3,375	6,125	12,514	3,014	24,863	16,876	7,987	17,740	-7,123
PRINTER SUPPLIES AND EXP	2,558	1,968	590	1,647	-912	13,456	9,842	3,613	8,487	-4,968
SOFTWARE EXP	49,241	18,267	30,974	24,084	-25,157	200,819	91,335	109,484	123,566	-77,253
OFFICE EXPENSE	1,347	906	441	255	-1,092	13,621	4,529	9,092	4,669	-8,953
OFFICE FURNISHINGS	1,204	703	501	720	-484	4,028	3,513	515	4,243	215
POSTAGE	6,500	6,170	330	6,000	-500	35,731	30,851	4,880	31,933	-3,798

OFFICE SUPPLIES	4,617	4,844	227	4,801	183	26,909	24,220	-2,688	22,771	-4,138
OFFICE EQUIPMENT LEASES	3,366	3,835	469	760	-2,606	23,365	19,174	-4,191	15,386	-7,979
COMPUTER SUPPLIES	0	0	0	15	15	0	0	0	15	15
COMPUTER EQUIPMENT	6,387	6,564	177	3,832	-2,555	57,375	32,822	-24,553	31,793	-25,582
NETWORK COMMUNICATION	8,211	6,279	-1,932	8,553	342	39,284	31,393	-7,891	28,439	-10,844
ADVERTISING /NEWSPAPER ADS	202	163	-38	786	585	1,644	816	-828	865	-779
CABLE TV	443	433	-10	768	325	2,478	2,163	-315	2,172	-306
EMPLOYEE HIRING & ADMIN EXP	1,561	3,409	1,848	334	-1,227	76,096	17,045	-59,051	17,504	-58,591
CONSULTING	9,340	12,239	2,899	17,829	8,489	30,935	61,193	30,258	201,953	171,018
BANK FEE	4,842	1,217	-3,625	1,488	-3,354	19,239	6,086	-13,154	5,555	-13,685
SECT 8 PORT OUT ADMIN FEES	3,093	0	-3,093	3,349	255	11,702	0	-11,702	11,610	-92
LATE FEES	263	6,345	6,082	29	-234	2,098	31,727	29,629	1,390	-707
MISCELLANEOUS EXPENSE	28	324	296	3,832	3,804	12,060	1,622	-10,438	4,906	-7,154
FEES - PERMITS	0	349	349	0	0	105	1,744	1,639	2,092	1,987
PROPERTY TAX	0	2,802	2,802	0	0	11,425	14,010	2,584	9,503	-1,922
RENTAL EXPENSE	2,016	2,309	293	1,188	-828	16,321	11,545	-4,776	8,734	-7,586
IT SUPPORT - CONTR SERV	27,538	18,601	-8,937	1,000	-26,538	105,414	93,005	-12,408	75,740	-29,673
PROFESSIONAL FEES	998	122	-875	0	-998	998	611	-386	0	-998
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	250	250	381	381
TOTAL OTHER ADMIN EXPENSES	232,060	165,648	-66,412	159,923	-72,137	1,082,283	828,242	-254,041	942,345	-139,938
SEE FOR SERVICE	9,604	6,892	-2,712	12,988	3,385	37,128	34,459	-2,668	154,617	117,489
Tenant Restitution	15,000	0	-15,000	0	-15,000	26,500	0	-26,500	0	-26,500
TOTAL FEE FOR SERVICE	24,604	6,892	-17,712	12,988	-11,615	63,628	34,459	-29,168	154,617	90,989
TOTAL ADMINISTRATIVE EXPENSES	1,645,181	1,262,517	-382,664	1,351,219	-293,963	6,420,375	6,312,586	-107,789	5,872,683	-547,692
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	6,410	4,629	-1,781	6,223	-187	21,977	23,147	1,170	21,822	-155
RESIDENT SERVICE CASUAL LABOR	6,750	0	-6,750	6,525	-225	33,088	0	-33,088	31,800	-1,288
TOTAL RESIDENT SERV SALARIES	13,160	4,629	-8,531	12,748	-412	55,064	23,147	-31,917	53,622	-1,443
RELOCATION EXPENSES	4,526	75,966	71,440	-148,319	-152,845	345,874	379,832	33,957	177,075	-168,799
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	3,501	3,501	0	5,164	5,164	7,019	7,019
RELOCATION - MOVING EXPENSE	460	378	-82	300	-160	3,326	1,888	-1,437	2,794	-532
RELOCATION - MISCELLANEOUS	0	0	0	0	0	5,733	0	-5,733	0	-5,733
TOTAL RELOCATION EXPENSE	4,986	77,377	72,390	-144,518	-149,504	354,934	386,884	31,951	186,888	-168,046
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	9,453	9,898	445	9,081	-372
ER PENSION - RES SERV	353	255	-98	52	-301	1,196	1,273	77	964	-232
ER TAXES-RES SERV	453	354	-99	441	-13	1,664	1,771	106	1,607	-57
TOTAL RESIDENT SERV EMP BENEFITS	2,697	2,588	-108	2,308	-388	12,314	12,942	628	11,653	-661
YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	0	3,518	3,518	4,782	4,782
TOTAL YOUTH ACTIVITIES	0	704	704	0	0	2,440	3,518	1,078	4,782	2,342
RESIDENT SERVICES EXPENSE	2,826	7,823	4,998	650	-2,176	5,069	39,117	34,047	1,910	-3,159
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,510	1,510	-14	-14	9,233	7,549	-1,684	7,611	-1,623
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	1,783	7,316	5,534	1,865	82	12,695	36,582	23,887	13,513	818
RESIDENT FUND - MEETING EXPENSES	437	600	162	486	49	2,818	2,998	180	3,435	618
RESIDENT FUND - OTHER	0	2,936	2,936	206	206	-800	14,678	15,478	4,575	5,375
TOTAL RESIDENT FUND	5,045	20,185	15,139	3,193	-1,853	29,015	100,923	71,908	30,914	1,899
FRONT LINE SERVICE FEE	205,985	182,918	-23,067	195,559	-10,426	855,943	914,588	58,644	800,592	-55,352
TOTAL FEE FOR SERVICE	205,985	182,918	-23,067	195,559	-10,426	855,943	914,588	58,644	800,592	-55,352
TOTAL OTHER RESIDENT SERVICES	231,873	288,401	56,528	69,290	-162,583	1,309,710	1,442,003	132,292	1,088,450	-221,260
TOTAL RESIDENT SERVICE EXPENSES	231,873	288,401	56,528	69,290	-162,583	1,309,710	1,442,003	132,292	1,088,450	-221,260
UTILITY EXPENSES										
UTILITY - WATER	43,478	35,559	-7,919	35,673	-7,805	127,078	177,794	50,717	187,762	60,684
UTILITY - ELECTRIC	110,598	136,431	25,834	112,350	1,753	903,205	682,157	-221,047	801,212	-101,992
UTILITY - GAS	43,412	23,507	-19,906	7,823	-35,589	267,650	117,534	-150,116	191,025	-76,624
UTILITY - SEWER	64,677	47,406	-17,271	50,824	-13,853	193,252	237,031	43,779	266,906	73,653
TOTAL UTILITY EXPENSES	262,166	242,903	-19,262	206,670	-55,495	1,491,184	1,214,517	-276,668	1,446,905	-44,279
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	383,518	238,059	-145,459	337,319	-46,198	1,354,026	1,190,295	-163,730	1,237,531	-116,495
MAINTENANCE CASUAL LABOR	0	0	0	12,055	12,055	0	0	0	128,332	128,332
ALLOC MAINT SALARIES	0	0	0	-1	-1	0	0	0	-45	-45
TOTAL MAINTENANCE SALARIES	383,518	238,059	-145,459	349,373	-34,145	1,354,026	1,190,296	-163,730	1,365,818	11,792
APPLIANCES	14,718	20,340	5,622	31,727	17,010	88,259	101,698	13,439	110,268	22,009
DWELLING EQUIPMENT	0	99	99	0	0	782	497	-285	675	-106
PAINT	7,368	6,414	-954	5,571	-1,796	39,597	32,069	-7,528	31,731	-7,867
CLEANING SUPPLIES	2,581	2,569	-12	1,364	-1,217	11,342	12,843	1,500	9,742	-1,600
HVAC MATERIALS	60,738	2,906	-57,832	521	-60,217	91,790	14,532	-77,258	12,378	-79,412
LANDSCAPING MATERIALS	0	76	76	0	0	515	379	-135	1,031	517
PLUMBING MATERIALS	12,651	14,757	2,107	11,803	-848	114,440	73,786	-40,654	86,831	-27,609
ELECTRICAL MATERIALS	4,386	6,408	2,022	4,009	-377	30,003	32,038	2,035	38,644	8,641
GASOLINE USAGE FOR MAINT VEHICLES	183	3,489	3,306	6,715	6,532	11,986	17,445	5,459	20,135	8,149
PEST CONTROL SUPPLIES	2,758	2,642	-116	264	-2,493	10,753	13,210	2,457	13,358	2,605
MAINTENANCE TOOLS	412	1,665	1,253	2,158	1,746	12,270	8,326	-3,944	9,702	-2,568
MAINTENANCE MATERIALS	59,765	32,870	-26,895	41,064	-18,701	217,874	164,350	-53,525	200,125	-17,749
MAINTENANCE EQUIPMENT	17	400	384	289	272	656	2,002	1,347	2,510	1,855
Early Pay Discount	-37	-2,587	-2,549	0	37	-5,941	-12,933	-6,991	-17,370	-11,429
TOTAL MAINTENANCE MATERIALS	165,538	92,049	-73,490	105,485	-60,053	624,325	460,243	-164,082	519,762	-104,563
ELEVATORS - CONTRACTED SERV	16,811	9,993	-6,818	11,159	-5,652	55,204	49,963	-5,240	37,449	-17,754
HVAC - CONTRACTED SERV	30,113	18,580	-11,533	20,384	-9,728	167,826	92,898	-74,928	113,037	-54,789
LAWNS - CONTRACTED SERV	10,945	9,971	-974	1,126	-9,819	84,319	49,854	-34,465	29,201	-55,118
MATS/UNIFORMS - CONTRACTED SVCE	735	483	-252	0	-735	6,029	2,413	-3,615	2,756	-3,273
PEST CONTROL - CONTRACTED SERV	4,267	1,548	-2,720	0	-4,267	24,552	7,738	-16,814	2,472	-22,080
SNOW REMOVAL - CONTRACTED SERV	12,620	8,273	-4,347	0	-12,620	89,069	41,365	-47,704	59,828	-29,242
TRASH - CONTRACTED SERV	29,190	30,831	1,641	10,743	-18,447	-1,479	154,153	155,632	169,979	171,458
LANDFILL FEES - CONTRACTED SERV	292	152	-140	160	-132	938	762	-176	910	-28
CLEANING - CONTRACTED SERV	43,441	55,772	12,332	45,329	1,888	289,375	278,861	-10,513	265,260	-24,115
PAINTING - CONTRACTED SERV	12,852	19,130	6,278	13,874	1,022	72,741	95,650	22,909	93,911	21,170
ARBORIST - CONTRACTED SERV	11,500	4,609	-6,891	900	-10,600	40,740	23,045	-17,695	8,750	-31,990
FLOORING REPL - CONTRACTED SERV	55,161	34,561	-20,600	53,038	-2,123	254,409	172,805	-81,604	236,074	-18,335
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	3,700	3,700	11,700	7,776	-3,924	11,100	-600
CONCRETE WORK - CONTRACTED SERV	1,630	356	-1,275	1,100	-530	1,807	1,778	-29	5,405	3,598
ELECTRICAL - CONTRACTED SERV	7,424	12,929	5,504	6,862	-563	64,377	64,643	265	27,406	-36,972
LANDSCAPE - CONTRACTED SERV	500	4,574	4,074	3,300	2,800	5,975	22,871	16,896	3,600	-2,375
PLUMBING - CONTRACTED SERV	1,880	36,648	34,768	6,242	4,362	117,796	183,242	65,446	82,252	-35,544
ROOF REPAIRS - CONTRACTED SERV	2,280	22	-2,258	24,843	22,563	13,834	110	-13,724	26,053	12,219
EXTERIOR REPAIRS - CONTRACTED SERV	2,225	113	-2,112	500	-1,725	20,749	566	-20,183	9,202	-11,547

VEHICLE MAINTENANCE & REPAIR	5,309	4,390	-918	4,945	-363	31,952	21,951	-10,001	21,542	-10,411
MAINTENANCE EQUIPMENT REPAIR	1,012	608	-404	283	-729	7,980	3,040	-4,941	1,491	-6,489
WINDOWS/DOORS REPL - CONTRACTED SERV	22,992	7,739	-15,253	3,733	-19,259	87,697	38,696	-49,001	153,114	65,417
VACANT TURNOVER - CONTRACTED SERV	0	427	427	0	0	6,451	2,135	-4,316	17,246	10,794
INSPECTIONS - CONTRACTED SERV	760	1,468	708	1,425	665	65,861	7,342	-58,519	6,660	-59,201
INTERIOR REPAIRS - CONTRACTED SERV	129,258	6,519	-122,739	63,174	-66,084	437,378	32,595	-404,783	269,806	-167,572
Fire Safety - Contracted Services	21,561	19,166	-2,395	11,855	-9,706	176,637	95,830	-80,807	124,342	-52,296
OTHER - OUTSIDE MAINT	0	0	0	9,791	9,791	6,600	0	-6,600	9,791	3,191
HAZMAT - CONTRACTED SERV	0	483	483	26,578	26,578	106,111	2,416	-103,695	247,943	141,832
RADON - CONTRACTED SERV	395	0	-395	1,950	1,555	2,090	0	-2,090	4,355	2,265
DWELLING/MECHANICAL UPGRADES - CONTR SERV	0	143	143	0	0	398	717	319	0	-398
ALLOC INSPECTIONS EXPENSE	63	1,292	1,229	3,908	3,844	136	6,461	6,325	3,908	3,772
TOTAL MAINT SERVICES AND CONTRACTS	425,216	292,336	-132,880	330,903	-94,313	2,249,253	1,461,678	-787,575	2,044,840	-204,414
MAINTENANCE EMPLOYEE BENEFITS	163	75	-88	91	-72	1,440	377	-1,063	-41	-1,480
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	63,071	62,150	-921	64,061	990	321,983	310,750	-11,233	331,787	9,804
ER PENSION - MAINT	19,946	13,093	-6,853	-562	-20,508	64,386	65,466	1,080	47,569	-16,817
ER TAXES - MAINT	28,244	18,212	-10,032	24,838	-3,406	106,816	91,058	-15,759	94,479	-12,337
TOTAL MAINT EMPLOYEE BENEFITS	111,424	93,530	-17,894	88,428	-22,996	494,625	467,651	-49,975	473,776	-20,850
TOTAL MAINTENANCE EXPENSES	1,085,696	715,973	-369,723	874,190	-211,507	4,722,229	3,579,867	-1,142,362	4,404,195	-318,034
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	22,890	25,366	2,476	16,177	-6,713	102,845	126,832	23,987	64,375	-38,470
TOTAL PROTECTIVE SERV SALARIES	22,890	25,366	2,476	16,177	-6,713	102,845	126,832	23,987	64,375	-38,470
FRONT LINE SERVICE FEES	38,345	44,327	5,981	36,852	-1,493	177,438	221,633	44,195	188,056	10,618
TOTAL FEE FOR SERVICE	38,345	44,327	5,981	36,852	-1,493	177,438	221,633	44,195	188,056	10,618
GUARDS - CONTRACTED SECURITY	0	42	42	0	0	123,036	211	-122,825	9,544	-113,492
SECURITY & MONITORING	3,228	3,311	83	1,924	-1,304	28,297	16,554	-11,742	27,726	-571
SECURITY - CONTRACTED SERV	20,066	919	-19,147	420	-19,646	27,273	4,595	-22,678	3,300	-23,973
SECURITY EQUIPMENT & MATERIALS	165,603	8,339	-157,264	4,662	-160,941	331,090	41,696	-289,393	50,402	-280,688
TOTAL SECURITY EXPENSE	188,897	12,611	-176,286	7,006	-181,891	509,695	63,057	-446,638	90,971	-418,724
ER MEDICAL/DENTAL INS - SECURITY	1,052	2,685	1,633	3,126	2,074	4,681	13,424	8,743	17,867	13,185
ER PENSION - SECURITY	1,066	1,395	330	37	-1,029	4,713	6,976	2,263	2,080	-2,633
ER TAXES - SECURITY	1,762	1,941	178	1,215	-547	8,842	9,703	861	5,062	-3,780
TOTAL SECURITY EMPLOYEE BENEFITS	3,880	6,020	2,141	4,378	498	18,236	30,102	11,866	25,009	6,772
TOTAL PROTECT SERVICE EXPENSES	254,012	88,325	-165,687	64,413	-189,599	808,214	441,624	-366,591	368,411	-439,804
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	19,942	12,658	-7,284	5,678	-14,264	203,497	63,291	-140,206	90,223	-113,275
INSURANCE - PROPERTY	79,195	38,119	-41,076	0	-79,195	395,975	190,595	-205,380	333,460	-62,515
INSURANCE - WORKERS COMP	17,987	21,648	3,661	21,903	3,916	129,597	108,242	-21,355	120,382	-9,215
TOTAL INSURANCE EXP	117,124	72,426	-44,698	27,581	-89,543	729,069	362,128	-366,941	544,065	-185,004
BAD DEBT EXPENSE	48,824	46,809	-2,014	92,409	43,586	345,900	234,046	-111,854	264,875	-81,025
TOTAL BAD DEBT EXPENSE	48,824	46,809	-2,014	92,409	43,586	345,900	234,046	-111,854	264,875	-81,025
CLOSING COSTS	0	19	19	0	0	0	93	93	126	126
MORTGAGE INTEREST	5,782	5,854	73	0	-5,782	29,271	29,271	0	12,059	-17,213
TOTAL LOAN INTEREST	5,782	5,854	73	0	-5,782	29,271	29,271	0	12,059	-17,213
TOTAL GENERAL EXPENSES	171,729	125,108	-46,622	119,990	-51,739	1,104,240	625,538	-478,702	821,125	-283,116
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	4,284	0	-4,284	0	-4,284	4,284	0	-4,284	0	-4,284
NET CASUALTY LOSS	4,284	0	-4,284	0	-4,284	4,284	0	-4,284	0	-4,284
TOTAL OTHER EXPENSES	4,284	0	-4,284	0	-4,284	4,284	0	-4,284	0	-4,284
TOTAL OPERATING EXPENSES	3,654,811	2,723,227	-931,585	2,685,757	-969,054	15,860,107	13,616,134	-2,243,973	14,001,753	-1,858,354
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,954,058	3,435,727	-518,331	3,505,894	-448,164	18,922,214	17,178,637	-1,743,577	16,925,240	-1,996,974
HAP EXPENSE - PORTABLE	93,860	44,191	-49,669	52,094	-41,766	337,725	220,956	-116,769	222,700	-115,025
UTILITY REIMBURSEMENT	151,662	163,210	11,548	167,843	16,181	749,719	816,049	66,330	816,387	66,668
TOTAL HAP EXPENSES	4,199,581	3,643,128	-556,452	3,725,831	-473,750	20,009,658	18,215,642	-1,794,016	17,964,327	-2,045,331
DEPRECIATION EXPENSE	248,057	248,635	579	253,293	5,236	1,238,453	1,243,177	4,725	1,287,137	48,684
TOTAL DEPR & AMORT EXPENSE	248,057	248,635	579	253,293	5,236	1,238,453	1,243,177	4,725	1,287,137	48,684
TOTAL NON-OPERATING EXPENSES	4,447,637	3,891,764	-555,873	3,979,124	-468,513	21,248,111	19,458,820	-1,789,291	19,251,464	-1,996,647
TOTAL EXPENSES	8,102,448	6,614,991	-1,487,458	6,664,881	-1,437,567	37,108,218	33,074,954	-4,033,265	33,253,218	-3,855,001
TRANSFERS BET PROGRAMS & PROJECTS - IN	31,432	252,534	-221,103	70,163	-38,731	158,976	1,262,672	-1,103,696	1,125,441	-966,465
TRANSFERS BET PROGRAMS & PROJECTS - OUT	31,432	252,534	221,103	70,163	38,731	158,976	1,262,672	1,103,696	1,125,441	966,465
OPERATING TRANSFER - IN	0	0	0	0	0	0	0	0	24,614	-24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	0	0	0	24,614	24,614
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	208,724	-246,325	455,049	1,075,662	-866,937	-996,171	-1,231,623	235,452	-3,163,157	2,166,986
ADJUSTED NET OPERATING INCOME (LOSS)	456,781	2,310	454,471	1,328,955	-872,174	242,282	11,554	230,728	-1,876,020	2,118,302

Budget Comparison

Period = May 2025

Book = Accrual ; Tree = ysl_is

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	110	-110	0	0	150	552	-402	1,530	-1,380
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,927,443	3,710,716	1,216,727	4,704,777	222,666	20,926,582	18,553,579	2,373,003	17,893,775	3,032,807
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	63	5,240	-5,177	3,908	-3,844	136	26,199	-26,063	3,908	-3,772
INVESTMENT INCOME										
TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	0	0	0	442	-442
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	4,927,506	3,716,066	1,211,440	4,708,684	218,822	20,926,868	18,580,329	2,346,539	17,899,655	3,027,213
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	319,198	257,880	-61,318	287,530	-31,667	1,313,954	1,289,398	-24,555	1,258,147	-55,807
RESIDENT SERVICE EXPENSES	0	451	451	239	239	-830	2,256	3,086	1,276	2,105
MAINTENANCE EXPENSES	32,890	34,117	1,228	30,767	-2,122	120,311	170,587	50,277	117,141	-3,170
GENERAL EXPENSES	3,226	3,564	339	3,306	81	22,948	17,821	-5,127	22,332	-615
TOTAL OPERATING EXPENSES	355,313	296,013	-59,300	321,843	-33,470	1,456,382	1,480,063	23,681	1,398,896	-57,487
NON-OPERATING EXPENSES										
HAP EXPENSES	4,010,664	3,440,989	-569,675	3,511,232	-499,432	19,094,093	17,204,945	-1,889,149	16,934,070	-2,160,023
DEPR & AMORT EXPENSE	-415	1,293	1,708	1,293	1,708	-415	6,463	6,878	6,463	6,878
TOTAL NON-OPERATING EXPENSES	4,010,248	3,442,281	-567,967	3,512,525	-497,724	19,093,678	17,211,407	-1,882,271	16,940,533	-2,153,145
TOTAL EXPENSES	4,365,561	3,738,294	-627,267	3,834,367	-531,194	20,550,060	18,691,470	-1,858,590	18,339,429	-2,210,632
NET OPERATING INCOME (LOSS)	561,945	-22,228	584,173	874,317	-312,373	376,808	-111,141	487,949	-439,774	816,582
ADJUSTED NET OPERATING INCOME (LOSS)	561,530	-20,935	584,465	875,610	-314,080	376,393	-104,678	481,071	-433,311	809,704

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

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	611,675	566,226	45,449	609,075	2,600	3,075,487	2,831,129	244,357	3,074,443	1,043
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	1,905,467	968,273	937,194	1,146,295	759,172	7,270,288	4,841,365	2,428,924	5,188,968	2,081,321
TOTAL FEE REVENUE										
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,146	2,456	-1,311	2,411	-1,265	8,803	12,281	-3,477	11,946	-3,143
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	41,958	101,752	103,548	40,162
INT INCOME - RESTRICT FUNDS	412	503	-91	498	-86	2,003	2,513	-511	2,435	-432
OTHER INCOME										
TOTAL OTHER INCOME	35,343	31,965	3,378	40,987	-5,644	383,703	159,826	223,877	-33,369	417,072
TOTAL REVENUES	2,554,042	1,577,814	976,227	1,799,265	754,777	10,883,994	7,889,072	2,994,923	8,347,971	2,536,024
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	390,980	327,738	-63,242	333,454	-57,525	1,693,999	1,638,690	-55,309	1,578,840	-115,159
RESIDENT SERVICE EXPENSES	212,153	178,844	-33,309	202,207	-9,946	886,221	894,220	7,999	821,371	-64,850
COVID-19 EXPENSES	-130	0	130	0	130	-130	0	130	0	130
UTILITY EXPENSES	246,617	230,573	-16,044	193,843	-52,774	1,380,439	1,152,863	-227,576	1,365,112	-15,327
MAINTENANCE EXPENSES	921,213	616,434	-304,779	732,731	-188,482	4,037,607	3,082,170	-955,437	3,817,663	-219,944
PROTECT SERVICE EXPENSES	197,871	50,302	-147,569	37,135	-160,736	523,711	251,508	-272,203	247,962	-275,749
GENERAL EXPENSES	127,534	78,263	-49,271	64,320	-63,214	779,653	391,313	-388,340	463,594	-316,059
TOTAL OPERATING EXPENSES	2,096,236	1,482,153	-614,084	1,563,689	-532,547	9,301,499	7,410,763	-1,890,737	8,294,542	-1,006,958
NON-OPERATING EXPENSES										
HAP EXPENSES	15,764	14,737	-1,027	13,227	-2,537	74,823	73,685	-1,138	68,798	-6,025
DEPR & AMORT EXPENSE	180,212	183,117	2,905	179,907	-305	898,143	915,583	17,441	920,245	22,102
TOTAL NON-OPERATING EXPENSES	195,976	197,854	1,878	193,134	-2,842	972,966	989,268	16,303	989,043	16,077
TOTAL EXPENSES	2,292,212	1,680,006	-612,206	1,756,823	-535,389	10,274,465	8,400,031	-1,874,434	9,283,584	-990,881
TOTAL TRANSFERS	31,432	103,730	72,298	70,163	38,731	158,976	518,648	359,671	1,125,441	966,465
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	230,398	-205,921	436,320	-27,721	258,119	450,553	-1,029,607	1,480,160	-2,645,421	3,095,975
ADJUSTED NET OPERATING INCOME (LOSS)	410,610	-22,804	433,414	152,186	258,424	1,348,696	-114,024	1,462,720	-1,725,176	3,073,872

C/O - after FMR 2016 (7fdscnt)

Budget Comparison

Period = May 2025

Book = Accrual ; Tree = ysi_is

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	9,500	3,584	5,916	12,514	-3,014	26,463	17,918	8,545	24,482	1,981
HUD GRANTS AND SUBSIDY										
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	478,832	458,601	20,230	477,131	1,700	2,240,952	2,293,007	-52,054	2,301,180	-60,228
TOTAL OTHER GOV'T GRANTS DONATIO	10,949	168,274	-157,325	0	10,949	420,121	841,368	-421,248	0	420,121
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	31	34	-3	33	-2	155	170	-15	166	-11
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	2,982	2,759	4,053	1,688
OTHER INCOME										
TOTAL OTHER INCOME	67	7,051	-6,984	0	67	238	35,254	-35,016	12,391	-12,153
TOTAL REVENUES	499,379	638,140	-138,761	489,679	9,700	2,693,670	3,190,699	-497,029	2,342,271	351,399
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	777,019	586,145	-190,874	606,751	-170,268	2,780,393	2,930,726	150,333	2,534,409	-245,984
RESIDENT SERVICE EXPENSES	1,438	90,798	89,360	-153,972	-155,410	332,427	453,990	121,563	177,282	-155,145
COVID-19 EXPENSES	0	0	0	-15	-15	0	0	0	-15	-15
UTILITY EXPENSES	3,580	4,577	997	3,346	-234	28,511	22,884	-5,627	23,338	-5,173
MAINTENANCE EXPENSES	4,774	7,824	3,050	28,059	23,285	52,514	39,120	-13,394	62,104	9,590
PROTECT SERVICE EXPENSES	26,796	32,711	5,915	20,628	-6,168	130,670	163,553	32,883	96,111	-34,559
GENERAL EXPENSES	21,075	18,218	-2,857	11,850	-9,224	129,415	91,090	-38,324	84,607	-44,808
TOTAL OPERATING EXPENSES	834,681	740,273	-94,409	516,648	-318,034	3,453,929	3,701,363	247,433	2,977,836	-476,094
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,598	14,030	1,432	14,226	1,628	62,990	70,152	7,162	71,260	8,270
TOTAL NON-OPERATING EXPENSES	12,598	14,030	1,432	14,226	1,628	62,990	70,152	7,162	71,260	8,270
TOTAL EXPENSES	847,279	754,303	-92,976	530,874	-316,406	3,516,920	3,771,515	254,595	3,049,096	-467,824
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	0	-316,667	-316,667	-717,320	-717,320
NET OPERATING INCOME (LOSS)	-347,901	-52,830	-295,071	-41,195	-306,706	-823,250	-264,149	-559,101	10,496	-833,746
ADJUSTED NET OPERATING INCOME (LOS	-335,303	-38,800	-296,503	-26,969	-308,334	-760,260	-193,997	-566,263	81,756	-842,016

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

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	96,819	82,465	14,354	97,951	-1,132	503,593	412,323	91,270	495,313	8,280
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	52,515	-52,515	0	0
TOTAL FEE REVENUE										
INVESTMENT INCOME										
INT INCOME - RESTRICT FUNDS	124	755	-631	748	-625	3,157	3,774	-617	3,652	-495
OTHER INCOME										
TOTAL OTHER INCOME	13,633	11,751	1,882	11,321	2,311	66,167	58,755	7,412	57,835	8,332
TOTAL REVENUES	110,575	105,473	5,102	110,021	554	572,917	527,366	45,551	556,801	16,116
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	36,173	24,559	-11,613	42,520	6,347	166,461	122,796	-43,665	195,169	28,707
RESIDENT SERVICE EXPENSES	17,805	13,412	-4,392	16,341	-1,464	79,538	67,062	-12,476	66,612	-12,926
UTILITY EXPENSES	11,969	7,754	-4,216	9,482	-2,487	82,234	38,769	-43,465	58,455	-23,779
MAINTENANCE EXPENSES	124,274	57,463	-66,811	81,268	-43,006	506,822	287,313	-219,509	402,325	-104,497
PROTECT SERVICE EXPENSES	29,346	5,313	-24,033	6,650	-22,696	153,834	26,563	-127,271	24,338	-129,496
GENERAL EXPENSES	18,645	23,996	5,351	39,441	20,796	164,887	119,980	-44,907	245,450	80,563
OTHER EXPENSES	4,284	0	-4,284	0	-4,284	4,284	0	-4,284	0	-4,284
TOTAL OPERATING EXPENSES	242,495	132,497	-109,998	195,702	-46,793	1,158,061	662,484	-495,576	992,349	-165,712
NON-OPERATING EXPENSES										
HAP EXPENSES	5,325	3,932	-1,393	4,412	-913	29,511	19,659	-9,852	22,098	-7,413
DEPR & AMORT EXPENSE	55,601	50,135	-5,466	57,807	2,206	277,429	250,674	-26,755	288,864	11,435
TOTAL NON-OPERATING EXPENSES	60,926	54,067	-6,859	62,219	1,293	306,940	270,333	-36,607	310,962	4,022
TOTAL EXPENSES	303,421	186,564	-116,857	257,921	-45,500	1,465,001	932,818	-532,183	1,303,311	-161,690
TOTAL TRANSFERS	-31,432	-40,396	-8,964	-70,163	-38,731	-158,976	-201,981	-43,005	-408,121	-249,144
NET OPERATING INCOME (LOSS)	-161,414	-40,694	-120,720	-77,738	-83,676	-733,107	-203,470	-529,637	-338,389	-394,718
ADJUSTED NET OPERATING INCOME (LOSS)	-105,813	9,441	-115,254	-19,931	-85,882	-455,678	47,204	-502,882	-49,525	-406,153

Public Housing (7pubhsg)
Budget Comparison
 Period = May 2025
 Book = Accrual ; Tree = ysi_js

	May 2025	Budget	Variance	May 2024	Change	YTD 2025	YTD Budget	Variance	YTD Last Year	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	611,675	566,226	45,449	609,075	2,600	3,075,487	2,831,129	244,357	3,074,443	1,043
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	665,804	686,782	-20,978	971,736	-305,932	3,237,471	3,433,908	-196,437	3,620,015	-382,544
TOTAL FEE REVENUE										
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,146	2,456	-1,311	2,411	-1,265	8,803	12,281	-3,477	11,946	-3,143
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	41,958	101,752	103,548	40,162
INT INCOME - RESTRICT FUNDS	412	503	-91	498	-86	2,003	2,513	-511	2,435	-432
OTHER INCOME										
TOTAL OTHER INCOME	35,343	31,965	3,378	40,987	-5,644	383,703	159,826	223,877	-33,369	417,072
TOTAL REVENUES	1,314,379	1,296,323	18,056	1,624,706	-310,327	6,851,177	6,481,615	369,562	6,779,018	72,159
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	390,365	327,738	-62,627	333,454	-56,910	1,687,887	1,638,690	-49,198	1,550,180	-137,707
RESIDENT SERVICE EXPENSES	212,153	178,844	-33,309	196,925	-15,228	883,706	894,220	10,513	811,419	-72,288
UTILITY EXPENSES	246,617	230,573	-16,044	193,843	-52,774	1,380,439	1,152,863	-227,576	1,365,112	-15,327
MAINTENANCE EXPENSES	676,098	556,609	-119,488	541,210	-134,888	2,963,281	2,783,047	-180,235	2,871,557	-91,725
PROTECT SERVICE EXPENSES	192,871	50,302	-142,569	37,135	-155,736	468,208	251,508	-216,700	207,443	-260,764
GENERAL EXPENSES	127,534	78,263	-49,271	64,320	-63,214	779,653	391,313	-388,340	463,594	-316,059
TOTAL OPERATING EXPENSES	1,845,636	1,422,328	-423,308	1,366,886	-478,750	8,163,174	7,111,639	-1,051,535	7,269,305	-893,870
NON-OPERATING EXPENSES										
HAP EXPENSES	15,764	14,737	-1,027	13,227	-2,537	74,823	73,685	-1,138	68,798	-6,025
DEPR & AMORT EXPENSE	180,212	183,117	2,905	179,907	-305	898,143	915,583	17,441	920,245	22,102
TOTAL NON-OPERATING EXPENSES	195,976	197,854	1,878	193,134	-2,842	972,966	989,268	16,303	989,043	16,077
TOTAL EXPENSES	2,041,612	1,620,182	-421,430	1,560,019	-481,592	9,136,140	8,100,908	-1,035,232	8,258,347	-877,793
TOTAL TRANSFERS	31,432	-117,937	-149,369	70,163	38,731	158,976	-589,686	-748,662	408,121	249,144
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-758,664	-205,921	-552,743	-5,476	-753,188	-2,443,939	-1,029,607	-1,414,333	-2,471,817	27,878
ADJUSTED NET OPERATING INCOME (LOSS)	-578,452	-22,804	-555,648	174,431	-752,883	-1,545,796	-114,024	-1,431,772	-1,551,572	5,776

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: July 7, 2025
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

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

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

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

Choice Neighborhood Implementation Grant – Southside

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

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

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

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

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

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

Scattered Site Housing and Chambers Court

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

Tower Repositioning Planning

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

A resolution for RAD conversion of Pine Tower was approved and the project received a 4% LIHTC award. Closing is anticipated to occur in the third quarter of 2025. OHA staff have started due diligence work on Florence Tower and Kay Jay tower RAD conversions.

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – July 2025

General Updates

- 2025 CFP formula grant has been awarded
- Park South window replacement – south tower is complete, starting on north tower in July

Capital Funds Project Status update as of 06/24/2025

Project	Comments
<i><u>IN PROGRESS</u></i>	
Key management system	Estimated completion August 2025
Park South, Jackson boiler rebuilds	Estimated completion August 2025
Site drainage A&E	Estimated completion August 2025
Lead risk assessments	Estimated completion August 2025
Crown Unit Renovation	Estimated completion September 2025
Park South Tower window replacements	Estimated completion November 2025
Kay Jay Tower shower replacements	Estimated completion December 2025
Jackson Tower plumbing stack replacements	Estimated completion mid-2026
<i><u>IN DEVELOPMENT</u></i>	
Jackson Unit Modernization	IFB closes 6/25/2025
Annex renovation A&E	Evaluating vendors in June 2025
Fire alarm panel A&E	Evaluating vendors in July 2025
Multifamily exterior repairs	Developing scope
Physical needs assessment / Energy Audit	Planning
Alamo lead paint remediation	Planning

Capital Funds Grant Status Update as of 06/24/2025

ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$7,063,152	99.28%	\$7,086,299	99.61%	Expended, final reconciliation in progress
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$491,424	22.91%	\$2,308,649	107.63%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,199,787	72.49%	\$7,304,456	101.83%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$4,077,714	54.86%	\$5,750,120	77.36%	Obligation in progress
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$2,638,525	35.00%	\$2,638,525	35.00%	Awaiting award from HUD

INACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2019	Formula	\$5,612,511	4/16/2019	4/15/2023	4/15/2025	\$5,612,511	100.00%	\$5,612,511	100.00%	Closeout in progress
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$665,097	100.77%	\$682,852	103.46%	Closeout in progress
2020	Formula	\$6,017,802	3/26/2020	3/25/2024	3/25/2026	\$6,017,802	100.00%	\$6,017,802	100.00%	Closeout in progress
2020	Safety & Security	\$227,273	4/2/2021	4/1/2022	4/1/2023	\$227,273	100.00%	\$227,273	100.00%	Closeout in progress
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Closeout in progress
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Closeout in progress

Procurement Monthly Report – July 2025

<u>FORMAL SOLICITATION ACTIVITY</u>			
Project	Type	Status	Anticipated BOC Month
Legal Services	RFP	Evaluation	July
Jackson Unit Modernization	IFB	Closed	August

<u>CONTRACT ACTIVITY</u>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Environmental Site Assessments	Multiple / Pool (x3)	Renewal	15% Minority x 1
RAD Capital Needs Assessment	Multiple / Pool (x4)	Renewal	3% Woman x 1 20% Minority x1
Security Services	Signal of Omaha	Renewal	50% Disabled Veteran

<u>NEW PROCUREMENTS</u>			
Project	Vendor	Amount	Diverse-Owned Business
N/A			

<u>NEW PROJECTS UTILIZING EXISTING CONTRACTS</u>			
Project	Vendor	Amount	Contract #
N/A			

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: June 18, 2025

Re: Staffing Report Summary May 21, 2025 – June 18, 2025

Total Open Positions 10

Position(s)	Number of Positions Open	Department	Status
Senior Administrative Assistant	1	HCV	Reviewing Applications
Data and Software Specialist	1	IT	Reviewing Applications
Assistant Maintenance Manager	1	Property Management	Reviewing Applications
Accounts Payable Coordinator	1	Finance	Interviewing
Case Manager-Intensive Services	1	Intensive Services	Interviewing
Housing Specialist	2	HCV	Interviewing
Accountant	1	Finance	Reviewing Applications
Quality Improvement Director	1	Executive	Interviewing
Project Manager	1	Capital Improvements	Interviewing

Total New Hires 2

Title	Number of Positions Filled	Department/Location
Housing Specialist	1	HCV
IT Intern	1	IT

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 2

Name	Old Title	New Title	Department	Date
Julie Castillo	Senior Property Manager	Housing Compliance Specialist	Compliance	6/8/25
Heather Larson	Waitlist Coordinator	Transitional Housing Coordinator	HCV	TBD

Type of Termination	Number of Employees
Involuntary	2
Voluntary	1

Current Monthly Turnover Rate
1.70%

Annual Turnover Rate (07/2024 – 06/2025)
35.72%

6.10. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

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

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	101
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	20
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	50
New Enrollment (Case Management)	14
Number of New Community Partnerships	8
Number of Cultural/Recreational Activities (Soccer Training)	23
Referral to FSS/HOP	8
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	23

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

Board Report

Family and Community Services Department

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	161
New Enrollments	2
TANF Recipients	0
Face-to-Face Contact Visit	50
Virtual Contact Visit	12
Phone Visit	30
ROSS Employment Goals	7
Job Placement	6
Employed Full-Time	34
Employed Part-Time	14
Employment Referrals	10
Education Goals	2
Education Goals Met	110 MCC/UNO
Education Referrals	50
College Enrollment	26
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	0

Resident Education and Employment Program (REEP)

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

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF and Set-up Omaha)	53
Job Readiness Training/Referral and Job Fair	39
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	182

Family and Community Services Department

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

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

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-137 PH-24
TANF Recipients (Welfare to Work)	HCV-5 PH-3
Recommendation for Graduation	HCV-5 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-2 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-1 PH-0
Employment/Job Training/Referrals (YTD)	80
Post-Secondary Education (YTD)	HCV-28 PH-12
Employed full-time (YTD)	HCV-112 PH-18
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	38
Asset Development (Escrows)	HCV-\$5427,088.00 PH-\$46,389.00 Total-\$573,478.00
Life Skills	57
Service Coordination (PCC)	12
In-Person/Zoom/Phone Meetings	36
FSS Forfeiture: The Final Rule (24 CFR § 984.305(f)(2)) requires that forfeited Family Self-Sufficiency (FSS) escrow funds be used by the Public Housing Agency (PHA) or owner for the benefit of FSS participants in good standing, instead of being returned to the Housing Assistance Payments (HAP) or Operating Fund. Forfeited funds can be used for eligible activities, including transportation, childcare, training, employment preparation, and other FSS-related expenses, as well as training for FSS coordinators. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	\$73,184.00

Family and Community Services Department

How do We Impact OHA and the Community?

ACHIEVEMENTS:

- *Two tenants were approved for a home mortgage loan this month.*
- *One tenant purchased a home this month using her voucher.*
- *Two tenants made an offer on a home and were accepted.*
- *Two tenants signed a purchase agreement with Habitat for Humanity.*
- *Three HCV/PH tenants enrolled in the FSS program this month.*
- *Three FSS participants graduated this month.*
- *One FSS participant was recommended for graduation this month.*
- *Staff participated in the FSS HUD office hours.*
- *Staff met with Omaha Bridges Out of Poverty to discuss potential partnerships and learn about their programs.*
- *Seven FSS participants were awarded the NHLA scholarship*
- *M. Shavers closed on her home with Habitat, utilizing her voucher*
- *L. Mayfield graduated from the FSS program in January 2025. She used her FSS escrow money to purchase a home, and she closed on her home with Access Bank utilizing her voucher.*
- *Eight of the nine graduates from MCC were part of the MCC Earn While You Learn partnership:*
 1. *D. Murphy: Criminal Justice- Corrections (graduated from FSS)*
 2. *T. Roach: Business Administration (a part of FSS)*
 3. *D. Collier: Business Administration (Academic Honors, Phi Theta Kappa) (A part of FSS)*
 4. *L. Epperson: Certificate in Phlebotomy (a part of FSS)*
 5. *D. Scott: Business*
 6. *J. Stopak: Information Technology Technician*
 7. *Williams: Business Administration (Academic Honors, Phi Theta Kappa, Scholarship)*
 8. *Rountree: Human Services Chemical Dependency Counseling (Academic Honors, Phi Theta Kappa)*
 9. *Rose: Certificate in Phlebotomy (a part of FSS)*
- *C. Smith (FSS participant) graduated from Midlands University, Bachelor of Arts Elementary Education, K-8 Special Education, K-6 Subject Endorsement (Summa Cum Laude)*
- *L. Bryant (FSS participant) graduated from Iowa Western Community College, LPN program*
- *N. Kir closed on her home with Access Bank utilizing her voucher*
- *Latrice was approved for a mortgage loan and signed a purchase agreement with Habitat.*
- *Alysha signed the purchase agreement, and her house passed the HQS inspection*
- *M. Leah signed the purchase agreement*
- *Staff participated in the 3rd annual Go Youth Summit at CHI Health Center to support and engage with over 800 youth.*
- *15 OHA students were awarded the prestigious Susan Buffett Scholarship this year, a testament to their hard work, resilience, and academic dedication*
- *Met with JCC Foundation and Omaha Chambers to reestablish the Ann Goldstein Outstanding Young Leader Award Scholarship. (Awarded 3 OHA scholarships this month)*
- *Staff continue to refer to Creighton University's TRIO Program for Adults, which works in conjunction with K. Washington. The TRIO staff have helped connect FSS participants with internship opportunities*

Board Report

Family and Community Services Department

and assisted clients in obtaining their GED. They have also helped FSS participants find and apply for scholarships and walked them through the financial aid process to maximize their use of the Pell Grants. This partnership has been very successful for the clients who participate.

- *Partnership with Operation Hope to reestablish a partnership. Operation HOPE provides expert financial coaching to help you enhance your financial literacy, set realistic goals, and create a plan for achieving economic success.*
- *Partnership with Goodwill to provide workshops, training sessions, certification programs, and classes throughout OHA towers.*
- *Currently, 25 OHA tenants are still enrolled in either Career Forward or Spring classes at MCC. This partnership strengthens our relationship with MCC, helping pipeline FSS participants and OHA residents access career-centered educational opportunities. The program allows participants to earn college credit toward their chosen degree while receiving an hourly stipend for classroom time. Additional support includes an MCC-assigned coach, scholarship opportunities, and other benefits.*
- *Coordinators continue collaborating with HWS to enhance OHA tenant services by offering employment opportunities and job training, including interview skills workshops, resume development, and career exploration.*
- *The REACH Partnership with Creighton University's Center for Promoting Health and Health Equity focuses on four key areas: vaccination, physical activity, breastfeeding, and nutrition. Five community health workers (CHWs) participated in the Douglas County Health Department's bi-weekly training. (MCC Healthy Snacks Demonstration Training this month)*
- *Continued collaboration with The Simple Foundation to provide after-school and summer programs.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue to provide free on-site screenings for blood pressure, body mass index (BMI), pre-diabetes, blood glucose, cholesterol, and other health indicators. (On April 4, 50 tenants were served at the Underwood tower)*
- *3 Ann Goldstein Leadership Award, 16 students were selected for the Susan Buffett, 17 Goodrich scholarships, 10 Nebraska Promise, and 2 Omega Psi Phi Fraternity scholarships for this academic year. These scholarships were awarded based on a combination of academic merit, community involvement, and demonstrated financial need.*
- *Catholic Charities visited Evans and Benson Towers this month to host bingo, assist residents with food pantries, and provide rides to medical appointments. (Served over 49 tenants this month)*
- *Youth involvement remains a top priority for our organization. This month, we actively promote scholarship opportunities for 73 OHA high school students pursuing higher education.*
- *Family Self-Sufficiency coordinators continue to develop strategies to connect participating families with public and private resources, increase earned income, and promote financial independence.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug and housekeeping issues in the towers. (33 tenants were referred this month.)*
- *Partnered with United Healthcare to provide educational workshops on health disparities throughout OHA towers. (Hosted seminars and resource fairs, serving 81 tenants.)*
- *Archwell Community Health Care hosted Lunch and Learn events at the OHA Towers this month, with over 39 tenants participating.*
- *GOCA/ENCAP continues to serve all our senior residents with commodities at all eleven OHA Towers. With Crown Tower being the most significant population served, ENCAP averages about 15 residents at*

Board Report

Family and Community Services Department

each location, totaling 58. These numbers change monthly because of new seniors qualifying for benefits and others leaving the program.

- *The OHA/TSF soccer program reached its highest participation level in history, with over 700 kids engaged in year-round programming. (Over 150 players are playing for their high schools.)*
- *Monthly follow-up assessments continued for 56 high school seniors regarding scholarships, GPAs, and college enrollment.*
- *Continued support for 203 OHA/TSF college students across multiple universities, ensuring access to the Scott Foundation Scholarship, which committed over \$300,000 annually.*
- *Strengthened the Simple Foundation partnership for the 2025–26 school year and summer, providing after-school Learning PODs with educational, technological, social, emotional, and mental health support and securing opportunities for resident youth, including after-school and summer programs and paid internships. Working on Best Buy Teen Tech Site.*
- *OHA staff continues to bridge communication barriers regarding CNI and CNP with Sudanese, Somali, and Bantu populations. (16 tenants were served this month.)*
- *Conducted over 129 home visits for Southside residents and scattered sites to assess needs and provide direct support.*
- *Strengthened partnerships with community organizations to expand resources for OHA residents. (Met with 15 Community Organizations this month)*

Upcoming Events:

- *Various training sessions, career fairs, outreach programs, and continued recruitment for FSS and ROSS SC programs, but not limited to the below...*
- *PCC meeting on June 26, 2025.*
- *Job/Career Fair, June 26 at TSF.*
- *Back-to-School event on August 7.*
- *MCC-Momentum Career Empowerment.*
- *Social Work Conference-June*
- *Three Tenants' Homeownership closing.*
- *UWM-Community Investment and Program meeting/Site visits.*
- *REACH Bi-weekly Training.*
- *Mental Health services with Charles Drew and Community Alliance.*
- *Salvation Army - Computer and Leadership Workshop.*
- *Promoting Self-Sufficiency through TANF and WIOA Two-Generation Partnerships*
- *CAC monthly meeting*
- *HUD- Partner with Your Local Community College & Link Residents to Low or No-Cost Higher Education!*
- *Start a Healthy Lifestyle Program in Your Community*
- *Momentum Career Empowerment at MCC*
- *Period Product Drive-TBD*
- *Heartland Workforce Solution meetings*
- *Summer-NAHRO Conference*
- *Methodist College mobile clinic tour*

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Family and Community Services Department

- *Salvation Army/ Beginner Computer classes/ Resume/ Leadership Training*
- *HUD-Strong Families Resources Webinar*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meeting*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: July 10, 2025
 Re: Legal Matters

TORT CLAIMS PENDING PER PSTCA

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

LITIGATION

Select Contracting v OHA	Contract	08/18/23 11/12/23 09/25/25	P Complaint filed OHA answer filed Mediation scheduled	Douglas County District Court	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 11/03/25	P Complaint filed OHA answer filed Projected trial date	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24	P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHA	Class action Bedbugs etc	01/06/25 03/25/25 04/24/25 05/22/25 07/08/25 07/25/25	P Complaint filed P amended Complaint filed OHA filed motion to dismiss Ps filed notice under PSTCA P reply to motion to dismiss Hearing OHA motion to dismiss	Douglas County District Court	PENDING
Silence (Harris) v OHA	Employment discrimination	02/11/25 03/10/25	P Complaint filed Dismissed per stipulation	US District Ct	RESOLVED
Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed without prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24 11/29/24 12/10/24 01/21/25	P Complaint filed OHA motion summary judgment P motion summary judgment Hearing on motions Ruling under advisement	Douglas County District Court	PENDING
Hasani Lee et al 24-3481		05/03/24 02/24/25 03/26/25 05/16/25 07/09/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment OHA motion summary judgment Hearing on OHA motion	Douglas County District Court	PENDING
Hasani Lee et al 25-4085		05/30/25 06/27/25 08/26/25	Service of complaint OHA motion to dismiss Hearing on OHA motion	Douglas County District Court	PENDING

Sherman Wells v OHA		05/15/24 10/15/24	Complaint filed Dismissed	Douglas County District Court	RESOLVED
Calloway v. OHA		06/14/24 08/13/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
OHA v Lide	Eviction rent & Counter claims	04/24/24 05/24/24 08/07/25	Eviction action filed D answer & counterclaims SETTLEMENT PENDING Hearing	Douglas County County Court	PENDING
OHA v Freeman	Eviction rent & Counter claims	08/21/24 08/30/24 09/09/24 03/18/25 04/29/25	Eviction action filed D answer & counterclaims Transferred to district court Settlement agreement signed Dismissed with prejudice	Douglas County District Court	RESOLVED
OHA v Valentine	Eviction 3-day & Jury trial	01/24/25 02/06/25 04/28/25	Eviction action filed D answer & jury trial request Dismissed settled	Douglas County County Court	RESOLVED
Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25	Summons & Complaint served OHA answer filed	Douglas County District Court	PENDING
OHA v Johnson	Eviction	02/03/25 03/10/25 03/21/25 04/10/25 04/29/25	Hearing stipulated order D evicted by constable D Motion to plead his case Hearing on D Motion D Motion dismissed denied	Douglas County County Court	RESOLVED
OHA v Winters	Eviction	06/23/25 07/02/25	Default judgment for OHA T filed appeal	Douglas County District Court	PENDING
OHA v State of NE		06/27/25	Complaint filed	Douglas County District Court	PENDING
Solomon v. OHA	Small Claims	06/30/25 08/08/25	Small claim filed Hearing	Douglas County County Court	PENDING

DISCRIMINATION CLAIMS—TENANTS & PROGRAM PARTICIPANTS

Henry Lee v. OHA	Discrimination	02/26/24 07/31/24 03/13/25	Date of charge Answer filed Decision no reasonable cause	OHRRD	RESOLVED
Johnson v. OHA	Discrimination	3/27/24 05/06/24 03/14/25	Date of charge OHA response submitted VCA executed	HUD	RESOLVED
Kurtenbach v. OHA	Discrimination	5/24/24 6/13/24 03/21/25	Date of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Coleman v. OHA	Discrimination	12/09/24 01/07/25 05/12/25	Date of charge OHA response submitted Settled	OHRRD	RESOLVED
Freeman v OHA	Discrimination	07/23/24 12/13/24 04/14/25	Date of charge OHA response submitted Charge dismissed	OHRRD	RESOLVED
Diaz v. OHA	Discrimination	10/17/24 03/16/25 05/02/25	Notice of charge OHA response submitted Review evidence	NEOC	PENDING
Powell v. OHA	Discrimination	06/30/25 07/10/25	Notice of charge OHA response due	OHRRD	PENDING

DISCRIMINATION CLAIMS—EMPLOYEES

Harris v OHA #4	Employment discrimination	01/11/24 03/11/24 03/03/25	Date of notice OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
LA Thomas v. OHA	Employment discrimination	03/05/24 05/15/24 03/21/25	OHA received charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
G Thomas v. OHA	Employment discrimination	03/12/24 05/06/24 03/21/25	OHA received charge OHA response submitted NEOC finds no probable cause	NEOC	RESOLVED
Early v. OHA	Employment discrimination	09/13/24 11/18/24 04/24/25 06/02/25	Notice of charge OHA Response filed Amended charge served Response to amended charge	NEOC	PENDING
Cobb v. OHA	Employment discrimination	11/12/24 02/19/25	Notice of charge OHA response submitted	NEOC	PENDING
Davis v. OHA	Employment discrimination	04/21/25 06/23/25	Charge served Answer due	NEOC	PENDING

MAY 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	0	0	0	0	0	0
Lease	4	3	1	1	1	0	10
Criminal/HSW	2	0	1	0	0	1	4
5/25 Totals	6	3	2	1	1	1	14
04/25 Totals	10	6	0	2	1	0	19
03/25 Totals	0	3	7	0	1	0	11
02/25 Totals	1	7	3	0	2	0	13
01/25 Totals	7	14	2	5	0	0	28
12/24 Totals	3	9	1	0	0	0	13
11/24 Totals	5	10	2	0	0	0	17
10/24 Totals	9	9	5	8	0	0	31
09/24 Totals	10	4	1	3	0	0	18
08/24 Totals	5	0	1	0	0	0	6
07/24 Totals	3	6	2	12	0	0	23
06/24 Totals	0	0	0	0	0	0	0
05/24 Totals	12	9	2	18	1	1	43
04/24 Totals	4	1	1	2	0	0	8
03/24 Totals	1	3	1	1	0	0	6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	52	51	17	44	1	1	166

6.12. Quality Improvement

Memorandum



To: OHA Board of Commissioners

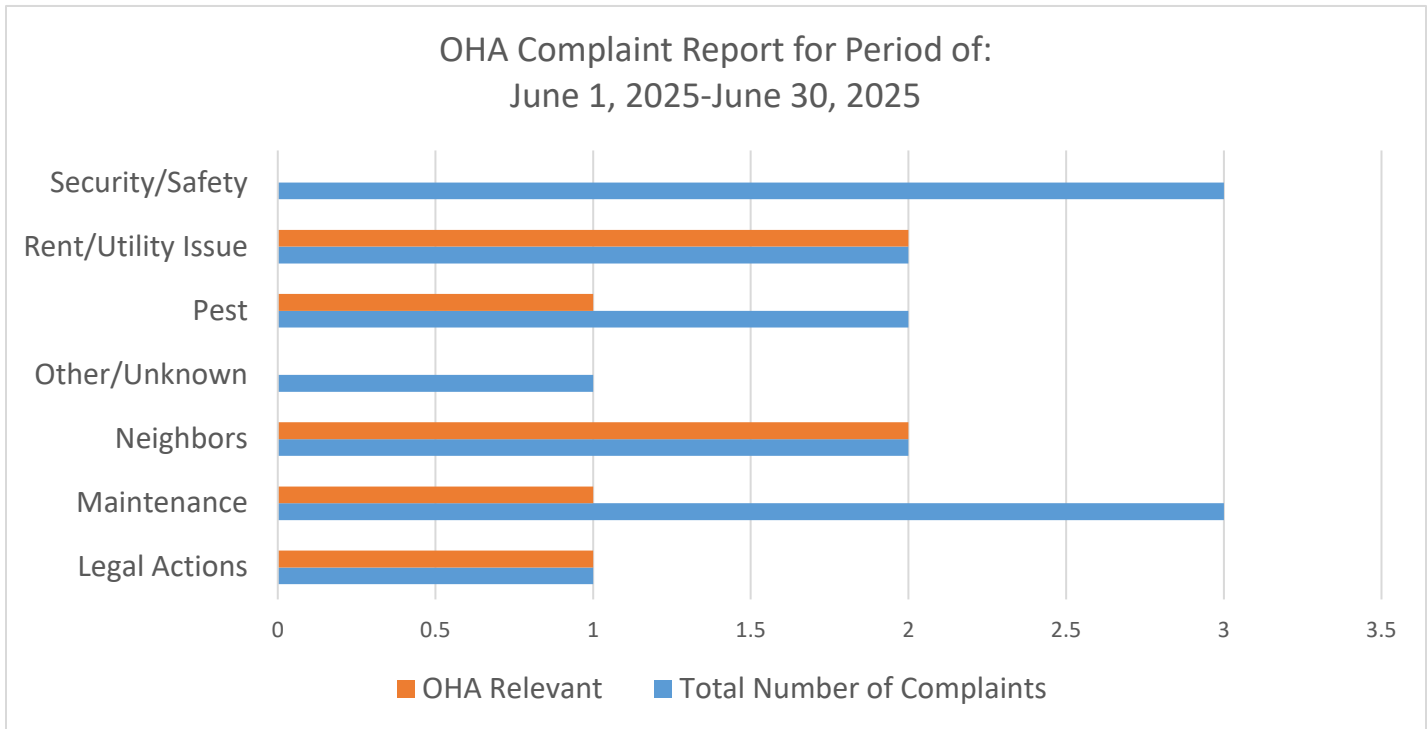
Date: July 10, 2025

Re: Complaint Report

Reporting Period	June 1, 2025-June 30, 2025
Total Complaints this Period	14
Total Number of Complaints Relevant to OHA	7 (50%)
Average Resolution Time	6.36 days

Observations:

- Average resolution time up from last month, due to a few complaints needing thorough investigation.
- No discrimination or OHA employee complaints this period



Complaint Type	Total # Complaints
Legal Actions	1
Maintenance	3
Neighbors	2
Other/Unknown	1
Pest	2
Rent/Utility Issue	2
Security/Safety	3

Memorandum



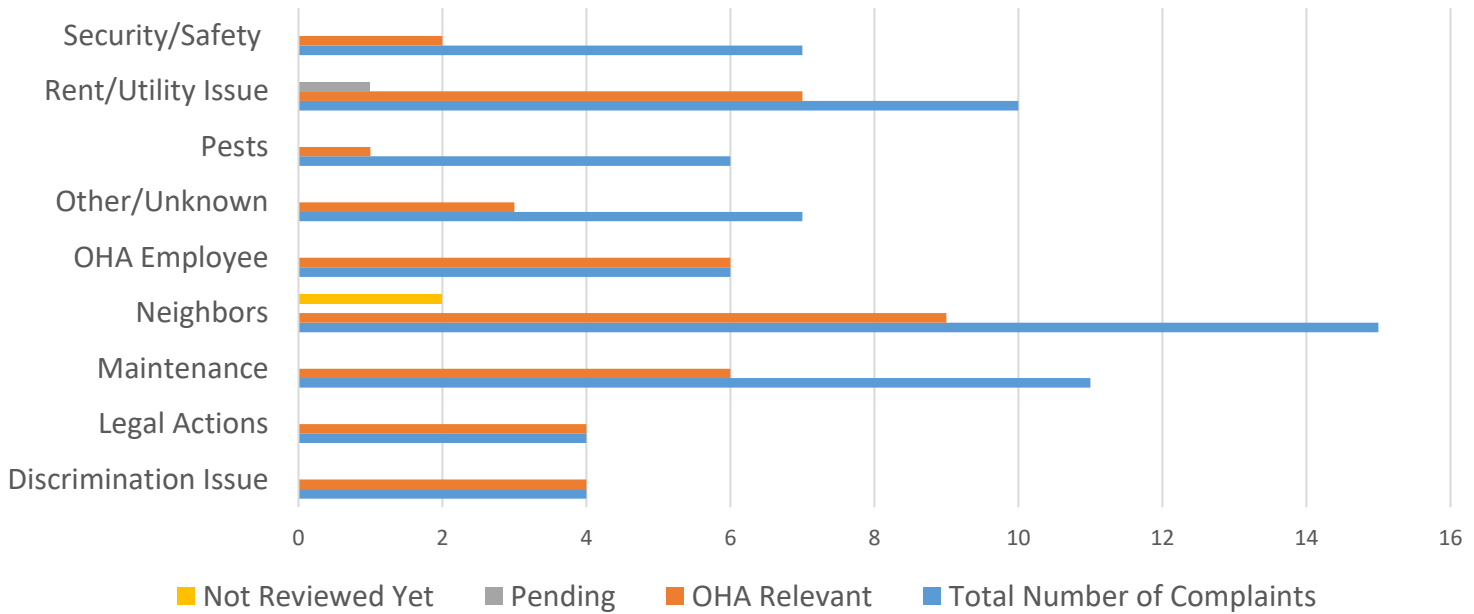
To: OHA Board of Commissioners

Date: July 10, 2025

Re: Complaint Report

Reporting Period	2025
Total Complaints this Period	70
Total Number of Complaints Relevant to OHA	42 (60%)
Average Resolution Time	2.97 days

OHA Complaint Report for Period of:
2025



Complaint Type	Total # Complaints
Discrimination Issue	4
Legal Actions	4
Maintenance	11
Neighbors	15
OHA Employee	6
Other/Unknown	7
Pests	6
Rent/Utility Issue	10
Security/Safety	7

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