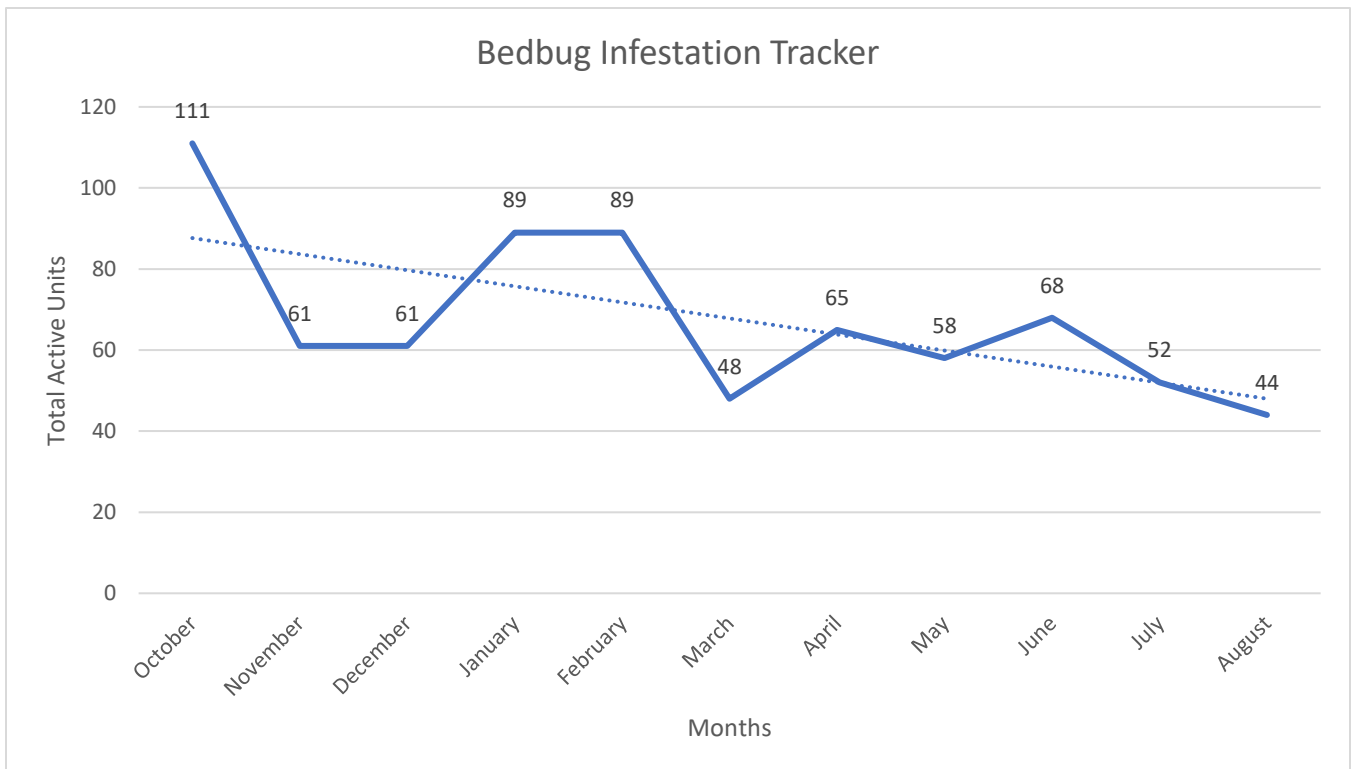
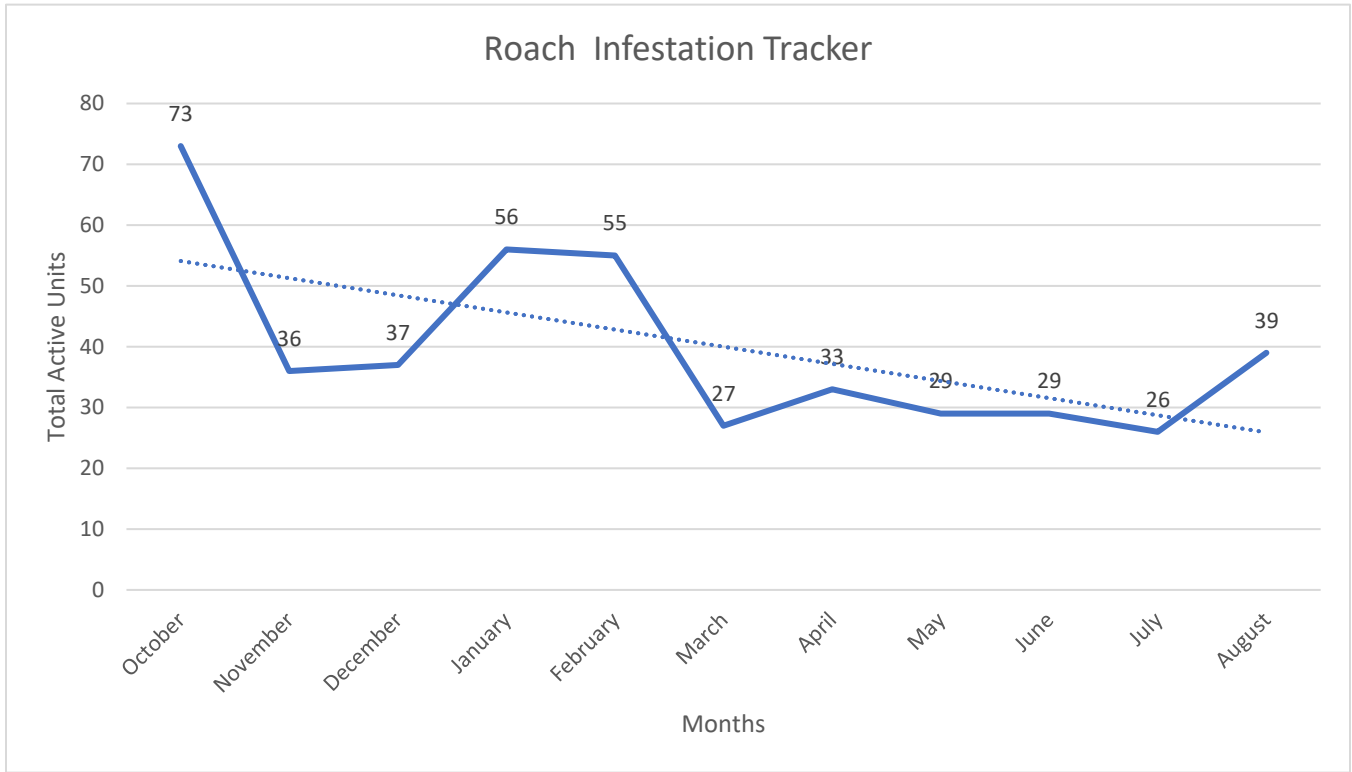


OHA Regular Meeting of the Board of
Commissioners
Thursday, September 4, 2025 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

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

Pest Control Report - August 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 (August 7, 2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
August 7, 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, Angela Finke, 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
Tony Veland
Abdi Hussein

3. PUBLIC COMMENTS:

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

Mr. Issaka introduced the Ann Goldstein Outstanding Young Scholarship Committee and explained that each year, this scholarship is awarded to graduating high school seniors who have lived in Omaha Housing Authority communities. Mr. Issaka introduced the 2025 scholarship recipients, Elijah, Nurto, and Lialana. Both board and staff alike congratulated the scholarship recipients.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Balk introduced OHA's new Quality Improvement Director, Angela Fink, and presented the complaint report as well as the pest report.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1.1. Minutes of Previous Regular Board Meeting (July 10, 2025)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2025-6~~43~~ OHA Past Due Write Offs
- 5.1.2.2. Resolution 2025-6~~54~~ Annex Renovation A & E
- 5.1.2.3. Resolution 2025-6~~65~~ General Construction Contractors Pool, Renewal
- 5.1.2.4. Resolution 2025-6~~76~~ Jackson Unit Renovations
- 5.1.2.5. Resolution 2025-6~~87~~ Janitorial Services Contractors Pool, Renewal

- 5.1.2.6. Resolution 2025-~~69~~8 Jetz Laundry, Renewal
- 5.1.2.7. Resolution 2025-~~70~~69 Kay Jay Shower Contract Extension
- 5.1.2.8. Resolution 2025-~~71~~0 Technology Eligibility & Usage Policy
- 5.1.2.9. Resolution 2025-~~72~~1 Remote Access Eligibility Policy

1.1.1.5.1.3. Development/External Affairs/Public Relations Committee

Resolutions

- 5.1.2.10.5.1.3.1. Resolution 2025-~~72~~3 Bond Inducement for SST Phase 4
- 5.1.2.11.5.1.3.2. Resolution 2025-~~74~~3 Award of Project Based Vouchers to River City Housing
- 5.1.2.12.5.1.3.3. Resolution 2025-~~75~~4 Sale of Land to High Aspirations Academy

Chair Levy questioned if any items needed to be pulled from the Consent Agenda.
 Commissioner Dougherty asked that Resolution 2025-75 be pulled for further discussion.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve the Consent Agenda, except Resolution 2025-75.

- Motion passed. Aye-8, Nay-0
- Commissioner Levy – Aye
 - Commissioner Dougherty – Aye
 - Commissioner Taylor – Aye
 - Commissioner Johnson – Aye
 - Commissioner Goodwin – Aye
 - Commissioner Barnes-Heyward – Aye
 - Commissioner Veland – Aye
 - Commissioner Hussein – Aye

Mr. Hansen explained that Resolution 2025-75 is to sell the land west of Highway 75 where Spencer Homes was formerly located, which vacant land is not planned for housing development. Mr. Hansen explained that OHA cannot build on the land because of its proximity to the highway and will be sold for fair market value.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-75 Sale of Land to High Aspirations Academy.

- Motion passed. Aye-8, Nay-0
- Commissioner Levy – Aye
 - Commissioner Dougherty – Aye
 - Commissioner Taylor – Aye
 - Commissioner Johnson – Aye
 - Commissioner Goodwin – Aye
 - Commissioner Barnes-Heyward – Aye
 - Commissioner Veland – Aye
 - Commissioner Hussein – Aye

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**

Ms. Nothhorn reported that year-end occupancy reached 98% at the end of June, meeting the annual target, and surpassing the baseline goal of 96%. Chair Levy thanked Ms. Nothhorn for sharing this with the board, and for her teams' efforts to achieve it.

Ms. Mahnke shared a security update, noting that Signal and OHA are collaborating well together to address the security needs of the agency.

- **Housing in Omaha, Inc.**
- **River City Housing Connections**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**

Ms. Jackson provided the Human Resources update, discussing employee appreciation efforts and OHA's new insurance broker.

- **Family and Community Services**
- **Legal**
- **Quality Improvement**

7. NEW BUSINESS:

Chair Levy questioned if there was any new business. No new business was reported.

Chair Levy shared this would be Commissioner Goodwin's last board meeting, as her commission expires. Both board and staff alike thanked Commissioner Goodwin for her service and dedication to OHA.

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to move into Executive Session for personnel matters at 8:59 a.m.

Motion passed. Aye-8, Nay-0

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

8. EXECUTIVE SESSION:

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to move out of Executive Session at 9:15 a.m.

Motion passed. Aye-8, Nay-0

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

9. ADJOURNMENT:

MOTION by Commissioner Dougherty seconded by Commissioner Johnson to adjourn the meeting at 9:15 a.m.

Motion passed. Aye-8, Nay-0

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

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2025-76 OHA Past Due Write-Offs

RESOLUTION NO 2025 - 76
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of August 25, 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 \$99,695.61 which represents 46 tenants: and

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

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

This Resolution shall take effect immediately.

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 September 4, 2025

Joanie Balk, Secretary
Housing Authority of the City of Omaha

Write Offs as of 08/25/2025

Property	Charged To	Unit	Late Fees	Legal Fees	Maintenanace Charges	cleaning/hauling charges	rent	admnpid	fraud	tax	recoup	secdep	subsidy	pet	Total	Reason for moveout	Charges explanation over \$1200.00
Benson Tower	t0086629	2484				444									\$ 444.00		
	t0086629 Total					444									\$ 444.00		
	t0082854	2443					50								\$ 50.00		
	t0082854 Total						50								\$ 50.00		
	t0055704	2388					12								\$ 12.00		
	t0055704 Total						12								\$ 12.00		
	t0083210	2407				77									\$ 77.00		
	t0083210 Total					77									\$ 77.00		
	t0068701	2478		937	970		3074								\$ 4,981.00	Eviction Criminal 3-day	19 months rent, legal fees personal property removal, damages
	t0068701 Total			937	970		3074								\$ 4,981.00		
	t0053518	2499				220	791								\$ 1,011.00		
	t0053518 Total					220	791								\$ 1,011.00		
	x0062899	2428	35	700	525		3270								\$ 4,530.00	Non-payment Eviction	23 months rent, legal fees, personal property removal, and cleaning
	x0062899 Total		35	700	525		3270								\$ 4,530.00		
Benson Tower Total			\$ 35.00	\$ 1,637.00	\$ 2,236.00		\$ 7,197.00								\$ 11,105.00		
Crown Tower	t0065626	6036		350	440		2840								\$ 3,630.00	Non-payment Eviction	11 months rent, personal property removal, and cleaning
	t0065626 Total			350	440		2840								\$ 3,630.00		
	t0095285	PID1003						25	2149						\$ 2,384.00	Non-payment Eviction	Unpaid repayment agreement of Unit #6122 Eviction
	t0095285 Total							25	2149						\$ 2,384.00		
	t0053258	6122		700	750		4370				106				\$ 5,926.00	Non-payment Eviction	9 months rent, legal fees, personal property removal, and cleaning
	t0053258 Total			700	750		4370				106				\$ 5,926.00		
	t0053705	6022					1470								\$ 1,470.00	Moved no notice	2 months rent
	t0053705 Total						1470								\$ 1,470.00		
	t0067309	6088		319	3850										\$ 4,169.00	Eviction Housekeeping	Personal Property Removal (Hoarding), cleaning, fridge, and range replacement
	t0067309 Total			319	3850										\$ 4,169.00		
Crown Tower Total				\$ 1,369.00	\$ 5,040.00		\$ 8,680.00	\$ 25.00	\$ 2,149.00		\$ 106.00				\$ 17,579.00		
Evans Tower	t0095764	PID707						25	2794						\$ 2,994.00	Non-payment Eviction	Unpaid repayment agreement for Unit #2308
	t0095764 Total							25	2794						\$ 2,994.00		
	t0068038	2308	70	350	265	215	808								\$ 1,708.00	Non-payment Eviction	4 months rent, legal fees, cleaning,
	t0068038 Total		70	350	265	215	808								\$ 1,708.00		
	t0095321	PID2259							1408						\$ 1,618.00	Non-payment Eviction	Unpaid repayment agreement for Unit #2259
	t0095321 Total								1408						\$ 1,618.00		

5.1.2.2. Resolution 2025-77 Vacant Unit Security, Contract Extension & Increase

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: September 4th, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-DAWGS-24 (Door Security for Vacant Units) with DAWGS Door & Window Guard Systems INC

- Extension of contract term by 18 months
- Increase of contract amount by \$400,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$800,000	\$800,000	2	9/19/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	\$400,000	\$1,200,000	1	3/19/2027

PROJECT COST:

Company Name	Expended as of 8/25/2025
DAWGS Door and Window Guard Systems INC	\$584,519
TOTAL	\$584,519

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 - 77
RENEWAL OF CONTRACT FOR VACANT PROPERTY SECURITY

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with DAWG, Inc. to provide door and window security services at vacant units;

WHEREAS, the contract was procured in 2024 for an eighteen-month term with an option to renew for two additional eighteen-month terms;

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

WHEREAS, the previous cumulative amount of the contract was \$800,000, and staff recommends an increase in the contract amount of \$400,000, for a total cumulative contract amount of \$1,200,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve an eighteen-month renewal of the contract with DAWGS, Inc. to provide door and window security services with an increase in the contract amount of \$400,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves an eighteen-month renewal of the contract with DAWGS, Inc. to provide door and window security services, with an increase in the contract amount of \$400,000.

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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2025-78 A&E Services for Window Replacement

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: September 4th, 2025
Re: Recommendation for Contract Extension

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-A&EWIND-54 (A&E Services for Window Replacement) with Prochaska & Associates.

- Extension of contract term by 12 months
- Increase of the contract amount by \$10,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$110,000	\$110,000	1	6/23/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Extension	\$10,000	\$120,000	0	6/23/2026

EXPLANATION:

Company Name	Expended as of 8/25/2025
Prochaska & Associates	\$98,147
TOTAL	\$98,147

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: 2024 Capital Improvements Grant

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 78
RENEWAL OF CONTRACT FOR A&E WINDOW REPLACEMENT SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Prochaska and Associates to provide A&E Window Replacement Services;

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

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

WHEREAS, the previous cumulative amount of the contract was \$110,000, and OHA staff recommends increasing the funding by an additional \$10,000, for a total cumulative contract amount of \$120,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Prochaska and Associates to provide A&E Window Replacement Services, with an increase in the contract amount of \$10,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Prochaska and Associates to provide A&E Window Replacement Services, with an increase in the contract amount of \$10,000.

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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2025-79 Trash Services, Contract Extension & Increase

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: September 4th, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 22-TRASHREM-61 (Trash Removal) with 7 contractors: A&B Construction and Rehab LLC, First Investment Renovation, Miyawa Restoration LLC, All Around Brown LLC, Mayhill General Contracting LLC, GS Elite Service, K&L Construction Inc

- Extension of contract term by 12 months
- Increase of contract amount by \$200,00 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$175,000	\$175,000	4	10/2/2023
Renewal 1	\$175,000	\$350,000	3	10/2/2024
Renewal 2	\$175,000	\$525,000	2	10/2/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 3	\$200,000	\$725,000	1	10/2/2026

PROJECT COST:

Company Name	Expended as of 8/25/2025
A&B Construction and Rehab LLC	\$62,495
First Investment Renovation	\$0
Miyawa Restoration LLC	\$0
All Around Brown LLC	\$17,900
Mayhill General Contracting LLC	\$51,240
GS Elite Service	\$3,270
K&L Construction Inc	\$380,174
TOTAL	\$515,079

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 - 79
RENEWAL OF CONTRACTS FOR TRASH REMOVAL SERVICES

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

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

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

WHEREAS, the previous cumulative amount of the contracts was \$525,000, jointly, and severally, and OHA staff recommends increasing the funding by an additional \$200,000, for a total cumulative amount of \$725,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contracts with A & B Construction and Rehab LLC, First Investment Renovation, Miyawa Restoration LLC, All Around Brown LLC, Mayhill General Contracting LLC, GS Elite Service, and K & L Construction for a one-year term to provide trash removal service, with an 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 renewal of the contracts with A & B Construction and Rehab LLC, First Investment Renovation, Miyawa Restoration LLC, All Around Brown LLC, Mayhill General Contracting LLC, GS Elite Service, and K & L Construction for a one-year term to provide trash removal service, with an 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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.5. Resolution 2025-80 Hazmat Abatement, Contract Extension

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: September 4th, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 22-HAZABATE-58 (Hazmat Abatement) with three contractors: HHERS LLC, New Horizons Environment LLC, and All Dry Services of Omaha and Lincoln.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$250,000	\$250,000	4	9/25/2023
Renewal 1	\$250,000	\$500,000	3	9/25/2024
Renewal 2	\$0	\$500,000	2	9/25/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 3	\$0	\$500,000	1	9/25/2026

PROJECT COST:

Company Name	Expended as of 8/25/2025
HHERS LLC	\$223,970
New Horizons Environment LLC	\$0
All Dry Services of Omaha and Lincoln	\$37,186
TOTAL	\$261,156

PROCUREMENT METHOD: Renewal

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

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 80
RENEWAL OF CONTRACTS FOR HAZARDOUS MATERIALS ABATEMENT

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

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

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

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

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

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

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie 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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.6. Resolution 2025-81 Hazardous Material Consulting, Contract
Extension & Increase

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: September 4th, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 22-HAZCONS-59 (Hazardous Material Consulting) with contractor Terracon Consulting INC

- Extension of contract term by 12 months
- Increase of contract amount by \$100,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$100,000	\$100,000	4	10/9/2023
Renewal 1	\$0	\$100,000	3	10/9/2024
Renewal 2	\$100,00	\$200,000	2	10/9/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 3	\$100,000	\$300,000	1	10/9/2026

PROJECT COST:

Company Name	Expended as of 8/25/2025
Terracon Consultants INC	\$61,434
TOTAL	\$61,434

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets and capital grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 81
RENEWAL OF CONTRACT FOR HAZARDOUS MATERIAL CONSULTING SERVICES

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

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

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

WHEREAS, the previous cumulative amount of the contract was \$200,000, and OHA staff recommends increasing the funding by an additional \$100,000, for a total cumulative contract amount of \$300,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Terracon Consultants, Inc. to provide hazardous material consulting services, with an increase in the contract amount of \$100,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Terracon Consultants Inc. to provide hazardous material consulting services, with an increase in the contract amount of \$100,000.

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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.7. Resolution 2025-83 Inventory Management Policy

Memorandum



To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: August 28, 2025

Re: Inventory Management Policy

RECOMMENDATION:

Staff of the Housing Authority of the City of Omaha (hereinafter “OHA”) recommends that the Board of Commissioners approve OHA’s Inventory Management Policy for agency use. This policy will apply to all employees who operate a company-owned, leased, rented, or personal vehicle for official Omaha Housing Authority (OHA) business.

EXPLANATION:

The policy is designed to ensure accurate tracking, efficient use, and proper control of inventory to support operational needs, minimize waste, and maintain accountability. It aligns with HUD definitions and federal regulations, including 2 CFR 200.313(e).

Policy Overview:

- **Inventory Control:**
Real-time or weekly updates using a management system; unique identifiers for all items; minimum/maximum stock levels based on usage.
- **Receiving Procedures:**
Inspection and verification of items upon receipt; immediate reporting of discrepancies or damage.
- **Equipment Management:**
Use of HUD Form SF-428S for equipment over \$5,000; detailed property records including acquisition, funding, and disposition data.
- **Storage & Security:**
Secure, organized storage areas; restricted access; investigation of loss or theft; referral of suspected fraud to authorities.
- **Issuing & Usage:**
Documented issuance procedures; records of item distribution.
- **Inventory Counts:**
Annual counts for all items; quarterly counts for high-value or high-use items; resolution of discrepancies.
- **Valuation & Disposal:**
Straight-line depreciation for accounting; disposal procedures in compliance with HUD and federal guidelines; prohibition on personal use of discarded items.
- **Responsibilities:**
Department supervisors oversee inventory processes and audits; all staff must follow procedures for handling inventory.

SUMMARY:

The Inventory Management Policy supports transparency, accountability, and operational efficiency. The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Inventory Management Policy to ensure continued compliance and effective resource management.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

Omaha Housing Authority Inventory Management Policy

Purpose: To ensure accurate tracking, efficient use, and proper control of inventory to support operational needs, minimize waste, and maintain accountability.

Scope: This policy applies to all employees involved in the purchasing, receiving, storing, issuing, and disposal of inventory, including supplies, equipment, and materials.

Definitions (as defined by HUD):

Equipment: tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-federal entity for financial statement purposes, or \$5,000.

Supplies: all tangible personal property other than those described in the definition of equipment in this section. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000.

Policy

1. Inventory Control

- All inventory will be tracked using an inventory management system or log, updated in real-time or at least weekly.
- Each item will have a unique identifier (SKU, serial number, or description).
- Minimum and maximum stock levels will be established for each inventory item based on usage and lead time.

2. Receiving Inventory

- All items received will be inspected for damage and verified against purchase orders before acceptance. **Refer to procurement procedures for additional guidance.**
- Discrepancies or damages will be documented and reported immediately to direct supervisor or director.

3. Inventory management requirements for equipment (over \$5,000)

- All equipment will be recorded using the Tangible Personal Property Report – Supplemental Sheet Form SF-428S to maintain Equipment property records.
- Property records will be maintained that include a description of the property, a serial number or other identification number, the source of funding for the property (including the Federal Award Identification Number (FAIN), who holds title, the acquisition date, and cost of the property, percentage of Federal participation in the project costs for the Federal award under which the property was acquired, the location, use and condition of the property, and any ultimate disposition data, including the date of disposal and sale price of the property.

4. Storage and Security

- Inventory will be stored in designated, secure areas, organized for easy access and tracking.
- Access to inventory areas will be based on need.
- Any loss, damage, or theft of equipment will be investigated.

- Cases of suspected theft or fraud will be referred to the police and/or the HUD Inspector General
 - Maintenance and safety procedures will be followed to keep property and equipment in good condition.
5. **Issuing and Usage**
- Items will be issued based on documented requests or approved procedures.
 - A record of each issuance will include the date, item, quantity, and recipient.
6. **Inventory Counts**
- Physical counts will be conducted:
 - Annually for all inventory items.
 - Quarterly for high-value or high-use items.
 - Discrepancies between physical counts and records will be investigated and resolved.
7. **Inventory Valuation**
- Inventory will be valued using the straight-line depreciation method (historical cost divided by useful life) for accounting purposes.
8. **Inventory Disposal**
- Obsolete, damaged, or expired inventory will be documented and disposed of following established procedures, appropriate approvals, and in accordance with HUD requirements and 2 CFR 200.313(e).
 - Employees are strictly prohibited from taking any inventory items for personal use—even if the items are being discarded.
9. **Responsibilities**
- The appointed department supervisor (i.e.-Assistant Director of Facility Operations, Maintenance Manager, IT Director, Administrative Assistant) will oversee the inventory management process, maintain records, and conduct periodic audits.
 - All staff are responsible for following procedures when requesting, receiving, or returning inventory items.

Violations and Disciplinary Action

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

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

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

Effective Date: September 4, 2025

Last Reviewed:

Approved By:

RESOLUTION NO. 2025 - 83
INVENTORY MANAGEMENT POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement a policy that will apply to all employees who operate a company-owned, leased, rented or personal vehicle for official OHA business;

WHEREAS, the Inventory Management Policy is designed to ensure accurate tracking, efficient use, and proper control of inventory to support operational needs in alignment with HUD definitions and federal regulations;

WHEREAS, the Inventory Management Policy supports transparency, accountability, and operational efficiency; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Inventory Management Policy to ensure continued compliance and effective resource management;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Inventory Management Policy to ensure continued compliance and effective resource management.

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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.8. Resolution 2025-84 Motor Vehicle Maintenance and Safety Policy

Omaha Housing Authority Motor Vehicle Maintenance and Safety Policy

Purpose: To promote safe, legal, and responsible vehicle operation by employees conducting official Omaha Housing Authority (OHA) business, thereby minimizing accidents, injuries, and property damage and loss.

Scope: This policy applies to all employees who operate a company-owned, leased, rented, or personal vehicle for official Omaha Housing Authority (OHA) business.

Key Responsibilities and Regulations

1. Supervisors:

- Implement and monitor the vehicle safety program
- Utilize Samsara platform to monitor real-time GPS, routing, fuel and maintenance
- Ensure adequate training, resources, and oversight
- Investigate and report accidents
- Identify and retrain high-risk drivers
- Conduct routine inspections and ensure proper vehicle maintenance
- Maintain vehicle safety and maintenance documentation

2. Employees:

- Drive responsibly and maintain valid licenses
- Maintain insurance and demonstrate proof of coverage
- Report accidents and maintain vehicle maintenance and safety
- Will only have OHA employees as passengers if necessary
- Immediately report to Human Resources if driver's license is revoked and discontinue operation of company vehicle
- Report any ticketing violations received while on company business within 48 hours to direct supervisor

3. Human Resources:

- Annual review of Motor Vehicle Records (MVR)
 - Verification of valid driver's license and job qualifications
 - Assessment of accident and violation history
 - Completion of application addendum for driving-related roles
 - Maintain documentation of MVR reviews and license verifications
-

Vehicle Maintenance and Safety

1. Maintenance

- a. Employees will drive vehicles with reasonable prudence to conserve fuel and sustain the vehicle at the highest operating efficiency.
- b. Employees will ensure a current copy of vehicle registration and insurance card is always in the vehicle.
- c. Employees will promptly notify their supervisor when a vehicle requires repairs, service, or scheduled maintenance.
 - i. Conduct safety checks of critical components (e.g., brakes, lights, tires, wipers) every 15,000 miles or sooner if issues arise.
 - ii. Employees will maintain proper fluid levels and tire air pressure
 - iii. Oil changes and tire rotations are due every 5,000 miles

- iv. Every 30, 000 miles, vehicles need preventative maintenance including, transmission service, cooling system service, brake service, AC service, etc.
- v. The vehicle will be cleaned (***interior and exterior***) regularly to help maintain its appearance
- d. Employees will use the fuel credit card for company vehicles only.
- e. Maintenance and safety procedures will be followed to keep vehicles and any related equipment in good condition.

2. Safety

- a. Employees will not operate any company vehicle while under the influence of alcohol or other substances that could impair driving ability.
- b. Employees will not smoke, vape or use any tobacco products while operating a company vehicle.
- c. In compliance with Nebraska law, employees will not use handheld devices to read, type, or send messages while driving.
- d. Employees will use a hands-free method to make or take phone calls while operating a company vehicle and whenever possible, will complete calls while the vehicle is parked.
- e. Employees will wear seat belts when in company vehicle.
- f. Employee will lock the vehicle when not in use.
- g. Employees will ensure all supplies, tools, keys, etc. inside the vehicle are not visible and secure.

Auto Accidents

1. Reporting

- a. You must immediately report all auto accidents in company vehicles or personal vehicles used for company business to your supervisor.
- b. Report all accidents immediately from the scene, or as soon as practicable if immediate reporting is not possible.
- c. Never leave the scene of an accident. Employees injured in an auto accident must immediately report the accident to Human Resources for Worker's Compensation purposes.

2. Auto Accident Procedures

- a. Ensure proper medical attention is provided to all parties.
- b. Obtain the name, address, driver's license number, and vehicle insurance information from the other party in-volved.
- c. Provide the other party with your name, address, driver's license number, and vehicle insurance information.
- d. Accurately document any other pertinent information.
- e. Call the police department to make a report of all accidents. Regardless of severity, all auto accidents must be reported to your supervisor immediately.
- f. Do not discuss the accident with anyone at the scene except the police. Do not accept any responsibility for the accident.
- g. Immediately after an accident, go to: Integrated Care Occupational Health - Two Location Options - 4832 South 24th Street, Omaha, NE 68107 OR 14450 Meadows Blvd, Omaha, NE 68138.
- h. If you are injured, contact the HR department within 24 hours of the incident for worker's compensation purposes.

- i. Submit all required documentation, including the police report number and a written description, via the OHA electronic incident reporting system and to the Legal Department ASAP.
-

Violations and Disciplinary Action

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

Reporting Concerns: Suspected misuse of company vehicles or breaches of this policy will be reported to the Director of Property Management Operations, Director of HR, or Chief Operating Officer.

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

Effective Date: September 4, 2025

Last Reviewed:

Approved By:

Memorandum



To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: August 28, 2025

Re: Motor Vehicle Maintenance and Safety Policy

RECOMMENDATION:

Staff of the Housing Authority of the City of Omaha (hereinafter “OHA”) recommends that the Board of Commissioners approve OHA’s Motor Vehicle Maintenance and Safety Policy for agency use. This policy will apply to all employees who operate a company-owned, leased, rented, or personal vehicle for official Omaha Housing Authority (OHA) business.

EXPLANATION:

This policy will be reviewed and updated annually. The purpose of this policy is to promote safe, legal, and responsible vehicle operation by employees conducting official Omaha Housing Authority (OHA) business, thereby minimizing accidents, injuries, and property damage and loss.

Policy Overview:

The updated policy outlines responsibilities for supervisors, employees, and Human Resources in maintaining vehicle safety and compliance. Key components include:

- **Scope:** Applies to all employees operating company-owned, leased, rented, or personal vehicles for OHA business.
- **Responsibilities:**
 - Supervisors: Oversight of vehicle safety program, accident reporting, and driver monitoring via Samsara.
 - Employees: Safe driving practices, license and insurance maintenance, and timely reporting of incidents.
 - Human Resources: Annual Motor Vehicle Record (MVR) reviews and license verification.
- **Vehicle Maintenance:** Scheduled inspections, fluid checks, tire rotations, and preventative services at designated mileage intervals.
- **Safety Protocols:** Prohibitions on impaired driving, tobacco use, and handheld device usage; mandatory seatbelt use and vehicle security.
- **Accident Procedures:** Immediate reporting, documentation, medical attention, and compliance with legal and internal reporting requirements.
- **Disciplinary Measures:** Violations may result in disciplinary action, including termination or legal consequences.

Union Feedback:

The policy was reviewed with Union Representatives. The Union raised concerns regarding the requirement for employees to maintain insurance, noting that some employees may not own a vehicle. However, Nebraska law requires individuals who drive a vehicle frequently to demonstrate “proof of financial responsibility” such as non-owner car insurance.

SUMMARY:

The Motor Vehicle Maintenance and Safety Policy reflects current legal standards and operational best practices. It enhances accountability, reduces risk, and supports a culture of safety across the organization.

The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Motor Vehicle Maintenance and Safety Policy.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 84
MOTOR VEHICLE MAINTENANCE AND SAFETY POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement a policy that will apply to all employees who operate a company-owned, leased, rented or personal vehicle for official OHA business;

WHEREAS, the Motor Vehicle Maintenance Policy is designed to promote safe, legal, and responsible vehicle operation by employees conducting OHA business minimizing accidents, injuries, property damage and loss;

WHEREAS, the Motor Vehicle Maintenance Policy outlines responsibilities for supervisors, employees, and Human Resources in maintaining vehicle safety and compliance; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Motor Vehicle Maintenance and Safety Policy that reflects current legal standards and best operational practices;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Motor Vehicle Maintenance and Safety Policy that reflects current legal standards and best operational practices.

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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2025-82 Sick Leave Policy Revisions

RESOLUTION NO. 2025 - 82
SICK LEAVE POLICY REVISION

WHEREAS, the Omaha Housing Authority (OHA) needs to implement revisions to the agencies Sick Leave Policy that will apply to all eligible employees;

WHEREAS, the revisions to the Sick Leave Policy will ensure compliance with the Nebraska Healthy Families & Workplaces Act, which takes effect on October 1, 2025, and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Sick Leave Policy revisions to ensure compliance with the Nebraska Healthy Families & Workplaces Act;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Sick Leave Policy revisions to ensure compliance with the Nebraska Healthy Families & Workplaces Act.

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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

Memorandum



To: OHA Board of Commissioners
From: Latina Jackson, HR Director
Date: September 3, 2025
Re: Sick Leave Policy Revision

RECOMMENDED ACTION:

Omaha Housing Authority (OHA) staff recommends that the OHA Board of Commissioners approve OHA's revision to the Sick Leave Policy for agency use. This policy will apply to all eligible employees.

EXPLANATION:

To ensure compliance with the Nebraska Healthy Families & Workplaces Act, which takes effect on October 1, 2025, the Sick Leave Policy has been updated accordingly. All staff must receive notification of the Act, accompanying guidelines, and the revised policy no later than September 15, 2025.

OHA confirmed with outside counsel, Kutak Rock, that the accrual cap is prohibited per the new legislation. An annual usage cap is allowable and is in place.

Key Policy Updates

- **Expanded Definition of Family Member**
Now includes individuals who act in loco parentis to the employee, as well as the employee's spouse, stepchild, or parent; and the grandparent, grandchild, or sibling of either the employee or the employee's spouse.
- **Eligibility Expansion**
Part-time and temporary employees are now eligible to accrue and use sick leave.
- **Sick Leave Accrual**
 - Accrual begins at the date of hire. Full-time employees can earn up to 96 hours, and part-time employees can earn up to 56 hours annually.
 - Usage of sick leave is limited to hours earned per benefit year.
- **Removal of Accrual Cap**
The previous 2,500-hour accrual cap for employees hired after January 1, 1994, has been eliminated.
- **Simplified Documentation Requirements**
Employees may now submit a written statement confirming that paid sick leave is being used or was used for a qualifying purpose.
- **Updated Reasons for Sick Leave Use**
Permissible uses of sick leave have been revised to align with the Nebraska Healthy Families & Workplaces Act.
- **Revised Sick Leave Request Procedures**
Employees must report absences at least 30 minutes prior to their scheduled shift. Advance notice is required for scheduled appointments.
- **Workers' Compensation Clarification**
New language has been added regarding injuries resulting from intentional willful negligence or intoxication, in accordance with the Nebraska Workers' Compensation Act.
- **Substitution and Coordination with Other Benefits**

New language has been added regarding paid sick leave being used concurrently with other benefits or leave.

- **Extended Absence Policy Change**

Failure to return to work following an extended absence will now be treated as a voluntary resignation, rather than a termination initiated by the CEO.

SPONSORS: Latina Jackson, HR Director

RECOMMENDED BY: Shannon Mahnke, COO
Joanie Balk, CEO

Omaha Housing Authority Paid Sick Leave Policy

Purpose: To provide paid leave for employees unable to work due to school or business closures caused by a public health emergency, illness, injury, or health-related appointments for themselves or qualifying family members.

Definition (as defined by NE Healthy Families & Workplaces Act):

Family members include individuals related by blood or those with a close, family-like relationship.

Examples include:

- Children (biological, adopted, foster, step, legal ward, or in loco parentis)
 - Parents or guardians of the employee or spouse
 - Spouses (legally married under any state law)
 - Grandparents, grandchildren, siblings (biological, foster, adoptive, or step)
-

Eligibility: Employees (full-time, part-time, or temporary) who work at least 80 hours in a calendar year in Nebraska accrue paid sick leave. Those working fewer than 80 hours annually are exempt.

Sick Leave Accrual

- Accrual begins at date of hire:
 - Full-time employees can earn up to 96 hours annually depending on hire date
 - Part-time employees can earn up to 56 hours annually depending on hire date
 - Employees can carry over all unused paid sick time to the next benefit year; however, unless otherwise approved, usage of sick leave is limited to hours earned per benefit year.
 - Accrual continues during paid sick leave but not during unpaid leave or layoff.
 - Employees with 800+ hours of sick leave earn 1.3 extra vacation hours per pay period
 - Sick leave is forfeited after a break in service of more than 12 months, except for approved leave or layoff returnees.
-

Policy

1. Use of Sick Leave:

- Sick leave is usable after 80 hours of employment in a calendar year.
- Sick leave may be used in 15-minute increments.
- Vacation leave substitutes when sick leave is exhausted.
- Supervisors can approve up to 3 days; department head approval required beyond 3 days.

2. Reasonable documentation:

- Documentation is required for absences of 3 or more consecutive workdays to verify sick time was used for a proper purpose.
 - Acceptable documentation may include a note from a health care provider or an official school/daycare notice. In certain cases, an employee statement may be an acceptable alternative.

3. Permitted Uses:

- Employee's or family member's illness, injury, or medical care
- Preventive care (medical, dental, vision)
- School meetings related to a child's health condition
- Public health emergency, school, or business closures
- Quarantine or isolation due to communicable disease exposure

4. Requesting Sick Leave:

- Submit requests via payroll system.
- For unforeseeable leave, notify supervisor by text or call at least 30 minutes before shift, unless doing so is not feasible under the circumstances. In such cases, provide notice as soon as practicable.
- Advance notice is required for foreseeable leave, including scheduled appointments. Employee will provide as much notice as is practicable under the circumstances.
- When possible, a request for leave under this policy will include the expected duration of the leave.

5. Substitution and Coordination with Other Benefits

- As allowed by applicable law, paid sick leave will be used concurrently with and in coordination with other benefits or leave (e.g., Family and Medical Leave Act, Short Term Disability, Long Term Disability, workers' compensation).
 - For example, if an employee's absence qualifies for both paid sick leave and another type of leave, all will run concurrently.

6. Workers' Compensation:

- Coverage applies for work-related injuries.
- Employees may use sick/vacation leave to supplement compensation.
- No compensation for injuries due to willful negligence or intoxication.

7. Extended Absence:

- Contact HR for FMLA information.
- Employees absent for 3+ months generally must be able to return to work after three months, with or without reasonable accommodation.
- Failure to return may be considered resignation.

8. Sick Leave Payout:

- Upon voluntary resignation by employees who remain in good standing at the time of separation or upon an employee's death:
 - 10–15 years of service: 15% payout (max 240 hours)
 - 16–20 years of service: 50% payout (max 240 hours)
 - 20+ years of service: 65% payout (max 240 hours)
- No payout for involuntarily terminated employees.

9. Policy Violations and Non-Retaliation

- Retaliation against employees who exercise their rights under this policy or the Nebraska Healthy Families and Workplaces Act is prohibited.
- Actions protected from retaliation include requesting sick leave, making a good faith complaint about a violation of this policy or the law, or participating in an investigation.
- Violations of this policy, including its non-retaliation provisions, should be promptly reported to Human Resources.

10. Employer Protections and Other Considerations

- Employees will not be issued discipline for requesting or using sick leave pursuant to this policy, however, failing to follow the notification requirements for requesting sick leave may result in denial or delay of leave and/or discipline, up to and including termination.
- Excessive absences beyond the 56-hour yearly entitlement under the Nebraska Healthy Families & Workplaces Act may result in disciplinary action, including termination.
- Employees are expected to use paid sick leave only for the purposes outlined in this policy.

- Any abuse of sick leave, including but not limited to making false requests, providing false statements, or using leave for purposes not covered by this policy, may result in disciplinary action, up to and including termination of employment.

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

Effective Date: October 1, 2025

Last Reviewed:

Approved By:

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

RESOLUTION NO. 2025 – 85
RESOLUTION TO CHANGE NOVEMBER & DECEMBER 2025
BOARD MEETING DATES

WHEREAS, the OHA Bylaws require that the Board of Commissioners meet for a regular monthly meeting on the first Thursday of the month, unless a majority of the Commissioners determine that the meeting be moved to a different date and/or time.

WHEREAS, the regular November and December 2025 meetings of the OHA Board of Commissioners are scheduled to occur on November 6, 2025, and December 4, 2025; and

WHEREAS, by vote of a majority of the Commissioners it has been determined that such meetings shall be held on November 13, 2025, at 8:30 a.m. and December 18, 2025, at 8:30 a.m.;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby determines that the November and December 2025 meetings of the Board of Commissioners shall be held on November 13, 2025, at 8:30 a.m. and December 18, 2025, at 8:30 a.m.

David Levy, Chairperson
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 September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

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

RESOLUTION NO. 25-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMAHA HOUSING AUTHORITY, EXPRESSING AN INTENT TO ISSUE BONDS AND REIMBURSE CERTAIN QUALIFIED EXPENDITURES WITH PROCEEDS OF ONE OR MORE ISSUES OF SUCH BONDS TO BE ISSUED IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$18,000,000 TO FINANCE THE ACQUISITION AND REHABILITATION OF MULTIFAMILY HOUSING APARTMENTS; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

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

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

WHEREAS, OHA desires to issue bonds and reimburse River City Housing Connections, a non-profit corporation, or an affiliate thereof (the “Borrower”) with proceeds of one or more issues of such bonds issued by OHA (the “Bonds”) in an amount not to exceed \$18,000,000, for the purpose of financing the acquisition and rehabilitation of multifamily rental housing developments known as Florence Tower, a 106 unit public housing rental project located at 5100 Florence Boulevard in Omaha, Douglas County, Nebraska and Kay Jay Tower, a 117 unit public housing rental project located at 4500 South 25th Street in Omaha, Douglas County, Nebraska (the “Project”) to be occupied by persons of low and/or moderate income in compliance with the Act, the rules of OHA and applicable provisions of the Internal Revenue Code of 1986, as amended; and

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

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

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

1. In order to finance the acquisition and rehabilitation of the Project, OHA hereby expresses its intent to issue the Bonds and reimburse certain qualified expenditures incurred by the Borrower with respect to the acquisition and construction of the Project with proceeds of the Bonds, in an amount not to exceed \$18,000,000. Qualified costs to be reimbursed shall be determined in accordance with the provisions of Treasury Regulation Section 1.150-2. The exact amounts, maturities, interest rates, redemption terms and other terms and provisions of the Bonds will be determined by a future resolution of OHA.

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

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

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

Adopted and approved this 7th day of November, 2024 by the Board of Commissioners of Omaha Housing Authority.

By: _____
David C. Levy
Chair

ATTEST:

Joel Dougherty
Vice-Chair

OPTION FOR GROUND LEASE AGREEMENT

THIS OPTION FOR GROUND LEASE AGREEMENT ("Option Agreement") is entered into as of the 2nd day of September, 2025, between the **OMAHA HOUSING AUTHORITY**, a Nebraska political subdivision (which together with any successor, public body or officer hereafter designated by or pursuant to law, is hereinafter referred to as "Housing Authority"), and **BRINSHORE DEVELOPMENT, LLC or its to be formed single purpose entity**, a Nebraska limited liability company (hereinafter called "Lessee").

WHEREAS, the Housing Authority desires to facilitate the rehabilitation of low-income apartments in Omaha, Nebraska; and

WHEREAS, the Housing Authority owns real property in the City of Omaha, Nebraska (the "Premises"), which property is situated in the County of Douglas and State of Nebraska and described as follows:

(See Exhibit A attached hereto)

and

WHEREAS, the Housing Authority is seeking financing for the project through a variety of sources, including through low income housing tax credits from the Nebraska Investment Finance Authority ("NIFA"); and

WHEREAS, the Housing Authority desires to work with Lessee in the rehabilitation of 223 housing units (the "Improvements") in the towers commonly known as Florence and Kay Jay; and

WHEREAS, the Premises and the Improvements shall collectively be referred to as the Property; and

WHEREAS, Lessee desires to ground lease the Property from the Housing Authority and develop dwelling units upon the terms and conditions set forth herein; and

WHEREAS, the Housing Authority believes that the lease of the Premises pursuant to this Option Agreement is in the best interests of the Housing Authority;

NOW, THEREFORE, in consideration of the Premises and the mutual obligations set forth herein, the parties hereby enter into this Option Agreement, pursuant to the terms listed herein:

**SECTION I
OPTION**

(a) **Definitions.** The Recitals set forth above, and defined terms set forth in the Recitals are incorporated herein. The words and phrases hereinafter set forth, when used in this Option Agreement, shall have the meanings hereinafter set forth, unless the context shall prohibit or shall clearly indicate or require otherwise. This Section 1 and the following definitions also contain substantive terms, conditions and provisions of this Option Agreement. Other Sections and provisions of this Option Agreement may also contain additional defined terms.

"Option Expiration Date" means 5:00 pm on January 31, 2027, or as extended as provided herein. Lessee shall have the right to extend the Option Expiration Date to January 31, 2028, provided that Lessee sends written notice to the Housing Authority no later than December 31, 2026, so extending the Option Expiration Date. Otherwise, the Option Expiration Date may be extended only upon the mutual written agreement of the parties.

"Option Price" means the sum of ONE AND NO/100 DOLLARS (\$1.00).

"Option Term" is the period commencing on: (a) the date of full execution of this Option Agreement; and (b) expiring on the Option Expiration Date.

"Lease Term" is the period commencing on the date the Lease Agreement is executed by the Housing Authority and Lessee and continuing for a period of seventy five (75) years.

"Lease Agreement" means that ground lease contract to be executed subsequent to and pursuant to this Option Agreement.

(b) Grant and Exercise of Option to Lease. During the Option Term set forth above, the Housing Authority hereby grants to Lessee an option to lease the Property (the "Option" or the "Option to Lease"), for the Option Lease Price set forth above, and upon and subject to all of the terms and conditions of this Option Agreement.

(c) In order to exercise the Option hereunder, the Lessee shall give the Housing Authority written notice of exercise of the Option to Lease hereunder (the "Option Exercise Notice") on or before the twenty-first (21st) day preceding the Option Expiration Date, as extended. If Lessee timely gives the Housing Authority an Option Exercise Notice exercising the Lessee's Option to Lease the Property, the parties shall execute a lease within thirty (30) calendar days of receipt of the notice. If Lessee fails to timely give the Housing Authority an Option Exercise Notice exercising Lessee's Option to Lease the Property, Lessee's Option shall expire. The parties understand that the Lessee may choose not to exercise its Option to Lease for any of the following reasons:

(1) Lessee does not approve the inspections studies of the Property. Lessee shall have until the twenty-first (21st) day preceding the Option Expiration Date, is extended, to conduct any all inspections and studies of the Property deemed appropriate by the Lessee, including, but not by way of limitation, engineering, soil, environmental, and physical inspections.

(2) Lessee is unable to satisfy itself that the Property is zoned for the intended use of affordable housing and that the Property is not in violation of applicable zoning ordinances.

(3) Lessee is not approved for an award of federal and, if applicable, Nebraska low-income housing tax credits for the development of the Property from NIFA acceptable to Lessee.

(4) Lessee is not able to obtain debt and equity financing commitments acceptable to Lessee.

(5) The Department of Housing and Urban Development ("HUD") requirements for the transfer of the Premises or ground lease have not been met.

(e) The Option to Lease under this Option Agreement shall expire and this Option Agreement shall terminate at 5:00 pm on the Option Expiration Date, unless prior to 5:00 pm on the Option Expiration Date the Lessee exercises the Option to Lease by timely giving the Housing Authority an Option Exercise Notice exercising the Lessee's Option to Lease the Property.

SECTION II LEASE TERMS AND CONDITIONS

- (a) Subsequent to receiving the Option Exercise Notice, the Housing Authority and Lessee shall execute the Lease Agreement for a ground lease of the property for the Lease Term of seventy-five (75) years at a rate of \$ \$12,830,000 for the entirety of the lease term, with payment due at the end of the 75-year term, and at such other times as required by the Lessee's tax credit investor.

SECTION III REMEDIES

Except as otherwise provided in this Option Agreement, in the event of any default in or breach of this Option Agreement, or any of its terms or conditions, by either party or by any successor, such party (or successor, or in the case of the Lessee, its limited partners or members), on written notice from the other, shall proceed immediately to cure or remedy such default or breach, and, in any event, shall remedy the breach within sixty (60) days after the receipt of such notice or if such breach cannot be cured within such sixty (60) day period then within such reasonable period of time as may be required to cure or remedy such breach. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary and desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.

SECTION IV CONFLICTS OF INTEREST; HOUSING AUTHORITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE

(a) No member, official or employee of the Housing Authority shall have any personal interest, direct or indirect, in this Option Agreement, nor shall any such member, official, or employee participate in any decision relating to this Option Agreement which affects his personal interest or the interests of any corporation, partnership, member interest or association in which he is, directly or indirectly, interested, except that they shall not be deemed to be "interested" if they may serve as officers and directors of a not-for-profit corporate general partner of the limited partnership or member of the limited liability company as described in the proposal,

(b) No member, official, employee or agent of the Housing Authority shall be personally liable to Lessee or any successor in interest in the event of any default or breach of the Housing Authority or for any amount that may become due to Lessee or its successor, or in any obligation under the terms of this Option Agreement.

(c) No member or delegate to the Congress of the United States of America shall be

admitted to any share or part of this Option Agreement or to any benefit that may arise therefrom; provided, however, that this subsection shall not be deemed to be applicable to any lease or rental or use of part of the facility to such member or delegate by the Lessee in the ordinary course of business with respect to the facility constructed on the Property by the Lessee pursuant to this Option Agreement.

SECTION V MODIFICATIONS

This Option Agreement supersedes all prior understandings of the parties. This Option Agreement shall not be modified except in writing duly approved by the parties or their successors or assigns.

SECTION VI NOTICE

(a) Any notice or demand given under this Option Agreement shall be in writing and signed by a duly authorized officer of the Housing Authority or the Lessee and delivered to the party to whom it is directed at the address of such party specified pursuant to subsection (b) of this Section. Any such notice or demand shall be deemed to have been given on the date it shall have been posted in the United States mail as provided in subsection (b).

(b) Any notice or demand shall be deemed sufficient if personally delivered or if sent by registered or certified mail, postage prepaid, or by a national overnight delivery service:

if to the Housing Authority:

Omaha Housing Authority
1823 Harney Street
Omaha, NE 68102
Attention: Executive Director

in the case of the Lessee:

Brinshore Development
1603 Orrington Avenue, Suite 450
Evanston, IL 60201
Attention: Richard Sciortino

SECTION VII MISCELLANEOUS

(a) Interpretation. This Option Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Option Agreement shall be construed in accordance with the laws of the State of Nebraska.

(b) Titles and Captions. Titles and captions are for convenience only and shall not constitute a portion of these Instructions.

(c) Severability. If any term, provision, condition or covenant of this Option Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or enforceable, shall not be affected thereby, and each term and provision of this Option Agreement shall be valid and enforceable to the fullest extent permitted by law.

(d) Possession, Risk of Loss. Lessee shall be entitled to possession of the Property as specified in the Lease Agreement executed pursuant to this Option Agreement. All risk of loss or damage with respect to the Property shall pass from the Housing Authority to Lessee on a date specified as the beginning of the Lease Term in the Lease Agreement. If any casualty is sustained by the Property prior to the beginning of the Lease Term which costs more than \$10,000 to repair, then Lessee may elect to terminate this Option Agreement by written notice to the Housing Authority

(e) Counterparts. This Option Agreement may be executed in counterpart by each of the parties, and all such pages shall collectively be construed as one (1) document.

(f) Relationship of Parties. The parties agree that their relationship is that of lessor and lessee, and that nothing contained herein shall constitute either party the agent or legal representative of the other for any purpose whatsoever, nor shall this Option Agreement be deemed to create any form of partnership or other business organization between the parties hereto.

(g) Time of the Essence. Time shall be of the essence as to all dates and times of performance, whether contained herein or contained in any escrow instructions to be executed pursuant to this Option Agreement.

(h) Further Acts. Each party agrees to perform any further acts and to execute, acknowledge and deliver any documents which may be reasonably necessary to carry out the provisions of this Option Agreement.

(i) Recordation; Confidentiality. Lessee shall not record this Option Agreement, any memorandum of this Option Agreement, any assignment of this Option Agreement or any other document which would cause a cloud on the title to the Property.

(j) NIFA and HUD Approvals. Notwithstanding any other provision of this Agreement, Lessee shall have no obligation to lease the Property unless and until all of the following conditions have been satisfied (collectively, the "Approvals"): (i) Lessee has received any necessary approvals from the U.S. Department of Housing and Urban Development ("HUD") and (ii) the NIFA. In the event that the Approvals are not obtained, Lessee may terminate this Agreement by giving notice thereof to the Housing Authority.

[The remainder of this page is intentionally left blank; signature & notary pages follow.]

IN WITNESS WHEREOF, the Housing Authority has caused this Option Agreement to be duly executed in its name and on its behalf by its Executive Director and its seal to be duly affixed and attested by its secretary, and the Lessee has caused this Option Agreement to be duly executed in its name and on its behalf by an appropriate party on the day first above written.

OMAHA HOUSING AUTHORITY

By: _____
Joanie Poore, CEO

Date: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Joanie Poore, CEO of Omaha Housing Authority, a political subdivision of the State of Nebraska.

Notary Public

My commission expires:

BRINSHORE DEVELOPMENT, LLC

By: _____
Todd Lieberman, Executive VP

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Todd Lieberman, Executive VP Brinshore Development, LLC

Notary Public

My commission expires:

EXHIBIT A
Legal Description

EXHIBIT "A"

Parcel 1:

That part of Lots 1, 2, 4, 5 and 6, Block 1 and Lot 3, Block 2, Patrick's Second Saratoga Addition and Out Lot 1, Block 3, Patrick's 3rd Saratoga Addition Re-allotment to the City of Omaha, Douglas County, Nebraska; together with those parts of vacated 21st Street and vacated alley abutting thereto more particularly described as follows:

Beginning at a point on the North line of Browne Street, 16 feet East of the Southeast corner of Lot 1, Block 2, Patrick's Second Saratoga Addition to the City of Omaha, running thence North 53.5 feet; thence in a Northwesterly direction 55.3 feet, more or less, to the Northeast corner of Lot 2, Block 2, Patrick's Second Saratoga Addition; thence West 128 feet to the Northwest corner of said Lot 2, Block 2, Patrick's Second Saratoga Addition; thence North along the East line of the alley 212 feet, more or less, to the Northwest corner of Out Lot 1, Block 3, Patrick's Third Saratoga Addition Re-allotment in the City of Omaha; thence East along the North line of said Out Lot 1, 253.2 feet, more or less, to the West line of Florence Boulevard; thence in a Southeasterly direction along the West line of Florence Boulevard to the North line of Browne Street; thence West along the North line of Browne Street to the Point of Beginning;

-AND-

Lots 1 and 2, Block 2, Patrick's Second Saratoga Addition to the City of Omaha, Douglas County, Nebraska; also a part of 21st Street, now vacated and described as follows:

Commencing at a point 16 feet East of the Southeast corner of Lot 1, Block 2 in said Addition and running thence North 53.5 feet; thence in a Northwesterly direction in a direct line 55.3 feet; more or less, to the Northeast corner of Lot 2, Block 2 in said Addition; thence South along the East line of said Lots 1 and 2, to the Southeast corner of said Lot 1; thence East along the North line of Browne Street, 16 feet to the Place of Beginning;

-AND-

The East Half of the vacated alley abutting the West lines of Lots 1, 2 and 3, Block 2, Patrick's Second Saratoga Addition and Out Lot 1, Block 3, Patrick's Third Saratoga Addition Re-allotment to the City of Omaha, Douglas County, Nebraska.

Parcel 2:

Lots 1, 2, 3, 4, 5 and 6, Block 64, in the City of South Omaha, now part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

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

RESOLUTION NO. 2025 - 87
OPTION AGREEMENT FOR LEASE OF KAY JAY AND FLORENCE TOWERS

WHEREAS, as part of efforts to transition housing inventory from Public Housing to Project-Based Vouchers (PBV) through the RAD/Section 18 blend conversion program, the Housing Authority of the City of Omaha (OHA), in partnership with the City of Omaha, BRINSHORE DEVELOPMENT, LLC, plan to rehabilitate the housing developments known as Kay Jay Tower and Florence Tower located at 4500 South 25th Street and 5100 Florence Blvd respectively in Omaha, Nebraska;

WHEREAS, the redevelopment plans for the site include new construction of 223 mixed-income housing units to be developed with funding including anticipated NIFA LITHC funding, with BRINSHORE DEVELOPMENT, LLC as the managing partner of the LIHTC development;

WHEREAS, the redevelopment plans provide for OHA or a related entity to retain ownership of the land, which would be leased to BRINSHORE DEVELOPMENT, LLC under a long-term lease (75 years) for a nominal rate;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners authorizes OHA to enter into an option agreement for a long-term lease of the Kay Jay Tower and Florence Tower lands at 4500 South 25th Street and 5100 Florence Blvd respectively to BRINSHORE DEVELOPMENT, LLC which option agreement may be terminated in the event that redevelopment plans do not move forward;

WHEREAS, a copy of the proposed option agreement is attached hereto;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Omaha Housing Authority hereby authorizes entering into an option agreement for a 75-year lease of the Kay Jay Tower and Florence Tower properties to BRINSHORE DEVELOPMENT, LLC and, furthermore, hereby authorizes the OHA CEO, Joanie Balk, to take such actions and execute documents as necessary to effectuate the option agreement.

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 on September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

- 5.2.5. Resolution 2025-88 Lease Option Agreement, Kay Jay Tower
- 5.2.6. Resolution 2025-89 Lease Option Agreement, SST Phase 4

OPTION FOR GROUND LEASE AGREEMENT

THIS OPTION FOR GROUND LEASE AGREEMENT ("Option Agreement") is entered into as of the 20th day of August, 2025, between the **OMAHA HOUSING AUTHORITY**, a Nebraska political subdivision (which together with any successor, public body or officer hereafter designated by or pursuant to law, is hereinafter referred to as "Housing Authority"), and **SST Phase 4 LIHTC, LLC**, a Nebraska limited liability company (hereinafter called "Lessee").

WHEREAS, the Housing Authority desires to facilitate the rehabilitation of low-income apartments in Omaha, Nebraska; and

WHEREAS, the Housing Authority owns real property in the City of Omaha, Nebraska (the "Premises"), which property is situated in the County of Douglas and State of Nebraska and described as follows:

(See Exhibit A attached hereto)

and

WHEREAS, the Housing Authority is seeking financing for the project through a variety of sources, including through a Choice Neighborhoods Implementation Grant from the Department of Housing and Urban Development ("HUD") and additional financing including low income housing tax credits from the Nebraska Investment Finance Authority ("NIFA"); and

WHEREAS, the Housing Authority desires to work with Lessee in the new construction of approximately 113 mixed-income housing units (the "Improvements") in what is known as Phase 4 of the redevelopment of Southside Terrace (the "Project") on the Premises; and

WHEREAS, the Premises and the Improvements shall collectively be referred to as the Property; and

WHEREAS, Lessee desires to ground lease the Property from the Housing Authority and develop dwelling units upon the terms and conditions set forth herein; and

WHEREAS, the Housing Authority believes that the lease of the Premises pursuant to this Option Agreement is in the best interests of the Housing Authority;

NOW, THEREFORE, in consideration of the premises and the mutual obligations set forth herein, the parties hereby enter into this Option Agreement, pursuant to the terms listed herein:

SECTION I OPTION

(a) **Definitions.** The Recitals set forth above, and defined terms set forth in the Recitals are incorporated herein. The words and phrases hereinafter set forth, when used in this Option Agreement, shall have the meanings hereinafter set forth, unless the context shall prohibit or shall clearly indicate or require otherwise. This Section I and the following definitions also contain substantive terms, conditions and provisions of this Option Agreement. Other Sections and provisions of this Option Agreement may also contain additional defined terms.

"Option Expiration Date" means 5:00 pm on January 31, 2027, or as extended as provided herein. Lessee shall have the right to extend the Option Expiration Date to January 31, 2028, provided that Lessee sends written notice to the Housing Authority no later than December 31, 2026, so extending the Option Expiration Date. Otherwise, the Option Expiration Date may be extended only upon the mutual written agreement of the parties.

"Option Price" means the sum of ONE AND NO/100 DOLLARS (\$1.00) plus property holding costs incurred by the Housing Authority prior to closing (including but not limited to maintenance of the Premises).

"Option Term" is the period commencing on: (a) the date of full execution of this Option Agreement; and (b) expiring on the Option Expiration Date.

"Lease Term" is the period commencing on the date the Lease Agreement is executed by the Housing Authority and Lessee and continuing for a period of seventy five (75) years.

"Lease Agreement" means that ground lease contract to be executed subsequent to and pursuant to this Option Agreement.

(b) Grant and Exercise of Option to Lease. During the Option Term set forth above, the Housing Authority hereby grants to Lessee an option to lease the Property (the "Option" or the "Option to Lease"), for the Option Lease Price set forth above, and upon and subject to all of the terms and conditions of this Option Agreement.

(c) In order to exercise the Option hereunder, the Lessee shall give the Housing Authority written notice of exercise of the Option to Lease hereunder (the "Option Exercise Notice") on or before the twenty-first (21st) day preceding the Option Expiration Date, as extended. If Lessee timely gives the Housing Authority an Option Exercise Notice exercising the Lessee's Option to Lease the Property, the parties shall execute a lease within thirty (30) calendar days of receipt of the notice. If Lessee fails to timely give the Housing Authority an Option Exercise Notice exercising Lessee's Option to Lease the Property, Lessee's Option shall expire. The parties understand that the Lessee may choose not to exercise its Option to Lease for any of the following reasons:

(1) Lessee does not approve the inspections studies of the Property. Lessee shall have until the twenty-first (21st) day preceding the Option Expiration Date, is extended, to conduct any all inspections and studies of the Property deemed appropriate by the Lessee, including, but not by way of limitation, engineering, soil, environmental, and physical inspections.

(2) Lessee is unable to satisfy itself that the Property is zoned for the intended use of affordable housing and that the Property is not in violation of applicable zoning ordinances.

(3) Lessee is not approved for an award of federal and, if applicable, Nebraska low-income housing tax credits for the development of the Property from NIFA acceptable to Lessee.

(4) Lessee is not able to obtain debt and equity financing commitments acceptable to Lessee.

(5) The Department of Housing and Urban Development ("HUD") requirements for the transfer of the Project or ground lease pursuant to section 1(h) have not been met.

(e) The Option to Lease under this Option Agreement shall expire and this Option Agreement shall terminate at 5:00 pm on the Option Expiration Date, unless prior to 5:00 pm on the Option Expiration Date the Lessee exercises the Option to Lease by timely giving the Housing Authority an Option Exercise Notice exercising the Lessee's Option to Lease the Property.

SECTION II LEASE TERMS AND CONDITIONS

(a) Subsequent to receiving the Option Exercise Notice, the Housing Authority and Lessee shall execute the Lease Agreement for a ground lease of the property for the Lease Term of seventy-five (75) years at a rate of \$1.00 for the entirety of the lease term. The Housing Authority shall be additionally compensated in an amount equal to the fair market value of the leasehold interest in the property based on its restricted value.

SECTION III REMEDIES

Except as otherwise provided in this Option Agreement, in the event of any default in or breach of this Option Agreement, or any of its terms or conditions, by either party or by any successor, such party (or successor, or in the case of the Lessee, its limited partners or members), on written notice from the other, shall proceed immediately to cure or remedy such default or breach, and, in any event, shall remedy the breach within sixty (60) days after the receipt of such notice or if such breach cannot be cured within such sixty (60) day period then within such reasonable period of time as may be required to cure or remedy such breach. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary and desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.

SECTION IV CONFLICTS OF INTEREST; HOUSING AUTHORITY'S REPRESENTATIVES NOT INDIVIDUALLY LIABLE

(a) No member, official or employee of the Housing Authority shall have any personal interest, direct or indirect, in this Option Agreement, nor shall any such member, official, or employee participate in any decision relating to this Option Agreement which affects his personal interest or the interests of any corporation, partnership, member interest or association in which he is, directly or indirectly, interested, except that they shall not be deemed to be "interested" if they may serve as officers and directors of a not-for-profit corporate general partner of the limited partnership or member of the limited liability company as described in the proposal,

(b) No member, official, employee or agent of the Housing Authority shall be personally liable to Lessee or any successor in interest in the event of any default or breach of the Housing Authority or for any amount that may become due to Lessee or its successor, or in any obligation under

the terms of this Option Agreement.

(c) No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this Option Agreement or to any benefit that may arise therefrom; provided, however, that this subsection shall not be deemed to be applicable to any lease or rental or use of part of the facility to such member or delegate by the Lessee in the ordinary course of business with respect to the facility constructed on the Property by the Lessee pursuant to this Option Agreement.

SECTION V MODIFICATIONS

This Option Agreement supersedes all prior understandings of the parties. This Option Agreement shall not be modified except in writing duly approved by the parties or their successors or assigns.

SECTION VI NOTICE

(a) Any notice or demand given under this Option Agreement shall be in writing and signed by a duly authorized officer of the Housing Authority or the Lessee and delivered to the party to whom it is directed at the address of such party specified pursuant to subsection (b) of this Section. Any such notice or demand shall be deemed to have been given on the date it shall have been posted in the United States mail as provided in subsection (b).

(b) Any notice or demand shall be deemed sufficient if personally delivered or if sent by registered or certified mail, postage prepaid, or by a national overnight delivery service:

if to the Housing Authority:

Omaha Housing Authority
1823 Harney Street
Omaha, NE 68102
Attention: Executive Director

in the case of the Lessee:

SST Phase 4 LIHTC, LLC
1603 Orrington Avenue, Suite 450
Evanston, IL 60201

SECTION VII MISCELLANEOUS

(a) Interpretation. This Option Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Option Agreement shall be construed in accordance with the laws of the State of Nebraska.

(b) Titles and Captions. Titles and captions are for convenience only and shall not constitute a portion of these Instructions.

(c) Severability. If any term, provision, condition or covenant of this Option Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or enforceable, shall not be affected thereby, and each term and provision of this Option Agreement shall be valid and enforceable to the fullest extent permitted by law.

(d) Possession, Risk of Loss. Lessee shall be entitled to possession of the Property as specified in the Lease Agreement executed pursuant to this Option Agreement. All risk of loss or damage with respect to the Property shall pass from the Housing Authority to Lessee on a date specified as the beginning of the Lease Term in the Lease Agreement. If any casualty is sustained by the Property prior to the beginning of the Lease Term which costs more than \$10,000 to repair, then Lessee may elect to terminate this Option Agreement by written notice to the Housing Authority

(e) Counterparts. This Option Agreement may be executed in counterpart by each of the parties, and all such pages shall collectively be construed as one (1) document.

(f) Relationship of Parties. The parties agree that their relationship is that of lessor and lessee, and that nothing contained herein shall constitute either party the agent or legal representative of the other for any purpose whatsoever, nor shall this Option Agreement be deemed to create any form of partnership or other business organization between the parties hereto.

(g) Time of the Essence. Time shall be of the essence as to all dates and times of performance, whether contained herein or contained in any escrow instructions to be executed pursuant to this Option Agreement.

(h) Further Acts. Each party agrees to perform any further acts and to execute, acknowledge and deliver any documents which may be reasonably necessary to carry out the provisions of this Option Agreement.

(i) Recordation; Confidentiality. Lessee shall not record this Option Agreement, any memorandum of this Option Agreement, any assignment of this Option Agreement or any other document which would cause a cloud on the title to the Property.

(j) NIFA and HUD Approvals. Notwithstanding any other provision of this Agreement, Lessee shall have no obligation to lease the Property unless and until all of the following conditions have been satisfied (collectively, the "Approvals"): (i) Lessee has received any necessary approvals from the U.S. Department of Housing and Urban Development ("HUD") and (ii) the NIFA. In the event that the Approvals are not obtained, Lessee may terminate this Agreement by giving notice thereof to the Housing Authority.

[The remainder of this page is intentionally left blank; signature & notary pages follow.]

IN WITNESS WHEREOF, the Housing Authority has caused this Option Agreement to be duly executed in its name and on its behalf by its Executive Director and its seal to be duly affixed and attested by its secretary, and the Lessee has caused this Option Agreement to be duly executed in its name and on its behalf by an appropriate party on the day first above written.

OMAHA HOUSING AUTHORITY

By: _____
Joanie Balk, CEO

Date: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Joanie Balk, CEO of Omaha Housing Authority, a political subdivision of the State of Nebraska.

Notary Public

My commission expires:

SST PHASE 4 LIHTC, LLC

By: _____
Richard Sciortino, President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Richard Sciortino, President of SST Phase 4 LIHTC, LLC, a Nebraska limited liability company.

Notary Public

My commission expires:

EXHIBIT A
Legal Description

LOTS 1 THROUGH 6 INCLUSIVE AND LOTS 13 THROUGH 18 INCLUSIVE, AND THE VACATED ALLEY ADJOINING, ALL IN BLOCK 1, EXCHANGE PLACE, A SUBDIVISION, AND LOTS 1 THROUGH 14 INCLUSIVE, AND THE VACATED ALLEY ADJOINING, ALL IN BLOCK 5, JETTERS ADDITION, A SUBDIVISION, ALL AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

RESOLUTION NO. 2025 - 89
OPTION AGREEMENT FOR LEASE OF SOUTHSIDE TERRACE PHASE 4

WHEREAS, as part of the Choice Neighborhoods Implementation Grant for Southside Terrace, the Housing Authority of the City of Omaha (OHA), in partnership with the City of Omaha, Brinshore Development, LLC, and Canopy South, plan to redevelop the fourth phase of the housing development known as Southside Terrace located between South 28th and South 30th and S and T Streets in Omaha, Nebraska;

WHEREAS, the redevelopment plans for the site include new construction of 134 mixed-income rental units to be developed with funding including anticipated NIFA LIHTC funding, with SST Phase 4 LIHTC, LLC as the managing partner of the LIHTC development;

WHEREAS, the redevelopment plans provide for OHA or a related entity to retain ownership of the land, which would be leased to SST Phase 4 LIHTC, LLC under a long-term lease (75 years) for a nominal rate;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners authorizes OHA to enter into an option agreement for a long-term lease of the Southside Terrace land at South 28th and South 30th and S and T Streets to SST Phase 4 LIHTC, LLC, which option agreement may be terminated in the event that redevelopment plans do not move forward;

WHEREAS, a copy of the proposed option agreement is attached hereto;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Omaha Housing Authority hereby authorizes entering into an option agreement for a 75-year lease of the Southside Terrace property to SST Phase 4 LIHTC, LLC and, furthermore, hereby authorizes the OHA CEO, Joanie Balk, to take such actions and execute documents as necessary to effectuate the option agreement.

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 on September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

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

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

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

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

PHA Policy

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

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

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

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

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

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

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

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

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

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

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

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

This is a one-time exception limited to the time of PBV conversion and/or RAD conversion. This exception will not be applicable to any subsequent moves. After unit conversion, the family is subject to all routine requirements, including the requirement that the family will be denied eligibility for continued assistance if the family owes rent or other amounts to any PHA in connection with Section 8 or other public housing assistance under the 1937 Act, unless the family repays the full amount owed, as applicable to all HCV participants.

RESOLUTION NO. 2025 – 90

REVISIONS TO THE SECTION 8 HCV ADMINISTRATIVE PLAN

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

WHEREAS, OHA staff propose to make revisions to OHA policies, which will be incorporated into the Section 8 Administrative Plan;

WHEREAS, OHA staff recommends that the Board of Commissioners adopt the revised Chapter 3 of the Administrative Plan, which are attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby adopts the revised Chapter 3 of the Administrative Plan for the Section 8 Housing Choice Voucher Program.

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 on September 4, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: September 4, 2025
 Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2025	Allocation	May	Jun	Jul	Current Mo % Leased
	All Other Vouchers	5331	3607	3587	3573	68%
	Emergency Vouchers	142	97	79	85	55%
	Fair Share Vouchers	24	17	17	17	70%
	HA Owned Vouchers	26	25	25	26	100%
	Home Ownership Vouchers	61	60	59	61	100%
	Incremental Vouchers	20	1	1	1	5%
	Mainstream Vouchers	115	90	89	89	77%
	Portable Vouchers	100	94	98	100	100%
	Project Based Vouchers	265	246	262	265	100%
	Tenant Protection Vouchers	233	223	229	233	100%
	VASH Vouchers	157	141	147	146	93%
	VASH Vouchers (PBV)	26	25	25	26	100%
Total Vouchers	6487	4626	4616	4622	71%	

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

HUD Delinquency Rate			SEMAP	May	Jun	Jul
			95%	95.57%	95.81%	95.03%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: September 4, 2025
 Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2025

HQS/NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386	245	195					
Section 8 Fail	179	204	159	152	233	202	212					
Section 8 Follow ups	221	179	261	193	208	188	229					
Quality Control Pass	6	10	6	7	9	7	5					
Quality Control Fail	1	2	2	3	2	1	4					
Special, Complaint, Inconclusive	44	4	6	14	28	24	2					
Monthly Total S8 Inspections Conducted	702	574	654	583	866	667	647	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	53	79					

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: September 4, 2025
Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annals Due Monthly	Annals Incomplete
1	339	12
2	340	4
3	326	9
4	379	18
5	339	29
6	333	57
7	329	157
8	307	239
9	358	0
10	395	0
11	378	0
12	377	0
Totals	4200	525

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: September 4, 2025
Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2025

WAITLIST SUMMARY

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

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

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

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

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

Waitlist Issuance	Goal	May	Jun	Jul	Issued
2021 Waitlist	30	65	23	7	23%

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Public Housing – July 2025 Board Report

PHAS (Public Housing Assessment System)

The MASS score decreased from 19.61 to 16.17 during the reporting period. Our goal remains to achieve a minimum of 15 points overall, and we continue to remain above this threshold. However, we are striving to reach 20 points, and collections performance continues to be the primary factor preventing us from achieving that higher target

Public Housing:

Occupancy declined from 98% to 96.4%. While this remains above our goal of 96%, the decrease is primarily due to three factors: (1) several evictions finalized for severe housekeeping violations, (2) the decision to discontinue leasing at Pine Tower and Chambers Court until Demolition/Disposition approval is received, and (3) staffing challenges resulting from the loss of the Maintenance Manager and two Maintenance Technicians. Management is actively interviewing to backfill these positions and is working closely with Intake to secure applications and fill vacant units in order to maintain performance above benchmark targets.

Affordable and Market-Rate Housing:

- Affordable housing occupancy increased from **85.7% to 92.4%**, before declining slightly to **91.1%**. While this reflects overall improvement, the rate is expected to continue decreasing due to two factors: (1) Chambers Court is not currently being leased, and (2) move-outs related to the Spencer relocation cannot be backfilled, as residents are transferring back to Davis Ridge and Malcolm's Place.
- Market Rate Housing is currently at **87%**. Staff is actively focused on filling vacancies at North Side Villas and is working to improve overall occupancy levels.

Maintenance & Inspections

Property Performance & REAC Inspections

- Benson: 84%
- Florence: 87%
- Pine: 77%
- Crown Tower: 88%
- Park Villa: 85%

REAC inspections are currently underway. Scattered Site Southwest is being inspected, while Southside's inspection was canceled on the scheduled day. Overall, scores are below

expectations, with recurring deficiencies in damaged smoke detectors, refrigerator seals, and non-functioning windows. Management is addressing these issues and implementing corrective measures to improve future inspection outcomes.

Work Orders/Maintenance

As of July 31, 2025, ten of the 23 AMPs have fewer than 50 open work orders. For scattered site AMPs (SCNE, SCNW, SCSE, and SCSW), team members from Highland and Crown Tower are being reassigned one day per week to help reduce backlogs.

At Florence and Underwood, staffing shortages caused by medical leave have slowed progress. Within the multi-family portfolio (Farnam, Noah, and Park Villa), the absence of both a Maintenance Manager and a Maintenance Repair Technician has required reallocating tower staff and the Southside Maintenance Manager to assist with staff oversight, emergency response, and unit make-readies. Staff also provided support to SCSW during its recent REAC inspection.

Looking ahead, management will continue to prioritize the reduction of open work orders while enhancing staff training to increase efficiency. Additional focus is being placed on SCNE's 117 houses, which are being prepared for transfer to the PBV program.

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: September 4, 2025
Re: Compliance Department Update- June 2025

Intake Department

During June, there were 499 applications submitted through the on-line portal. 163 of the applications met the criteria for one-bedroom senior households. A total of 60 applications were approved in June with 39 for one bedroom, 14 for two bedrooms, 9 for three bedrooms and 0 for four bedrooms. For the affordable and market properties, there were 3 applications approved for North Villas and 2 for Farnam Apartments.

In addition to the 336 applications not eligible to apply, there were an additional 144 applicants who were withdrawn during the full application process for no response, failed background checks, applicant requests, over income and one applicant deceased.

Douglas County Housing Authority opened their wait list in June. The OHA website was updated to remind applicants the status of our wait list along with the information on how to apply at DCHA. There was still numerous applicants who applied with OHA even though our wait lists are closed except for Seniors wanting to move into our senior towers.

Reexaminations

HUD's monthly Reexamination Delinquency Report for June increased for 75.40% to 78.18%. The July report now shows that our score is at 84.61%. We expect our August score to surpass the 95% level that HUD expects. The Compliance teams have been working diligently completing recertification files to not only raise our score to the acceptable level but also to maintain it. The interim completion rate is at 88% for the interims reported through June 2025. At the beginning of September, we do have a new Housing Compliance Specialist scheduled to start along with starting the interview process for one open position.

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

Process Improvements

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

Section 8- applicant screening implementation, NSPIRE inspection upgrade, PBV wait lists, Rent Café request approvals, created guides for landlords in Rent Café, revised inspection letters and Yardi upgrades

Public Housing Intake- applicant screening implementation and Yardi upgrades

Property Management- applicant screening implementation, new non-payment notice, email blast to residents for Public Safety changes and Yardi upgrades

Finance- assisted with auditor requests for FSS, researched security deposit issues and discrepancies in 12-month reporting

Legal- new non-payment notice and data request insurance carriers on landlords, residents, applicants and credit cards

Executive- vacation coverage for Contact Us emails for agency

Training was provided to new staff in Capital Improvements and Section 8 for Yardi One, RentCafe 101-Accounts and RentCafe.

There were 10 cases submitted to Yardi. There were 127 requests from staff for assistance:

Requests by department:		Requests by Product:	
Capital Improvements	1	Adobe Acrobat	0
Compliance	14	Adobe Pro	0
Executive	1	Aspire	4
Finance	19	Docu-Sign	1
Family Self Sufficiency	1	Hearings	1
HR	17	Microsoft	1
Inspections	4	Mobile Maintenance	3
IT	2	NIFA website	1
Intensive Services	0	OHA Website	1
Legal	2	P2P	11
Maintenance	5	Rent Cafe	32
PH Intake	6	SharePoint	2
Procurement	1	VendorCafe	0
Property Management	23	Voyager	52
Public Safety	1	YardiOne	16
Section 8	30	Yardi MarketPlace	1
		Yardi Client Central	1

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: September 4, 2025
 Re: Intake Approved Applications June 2025

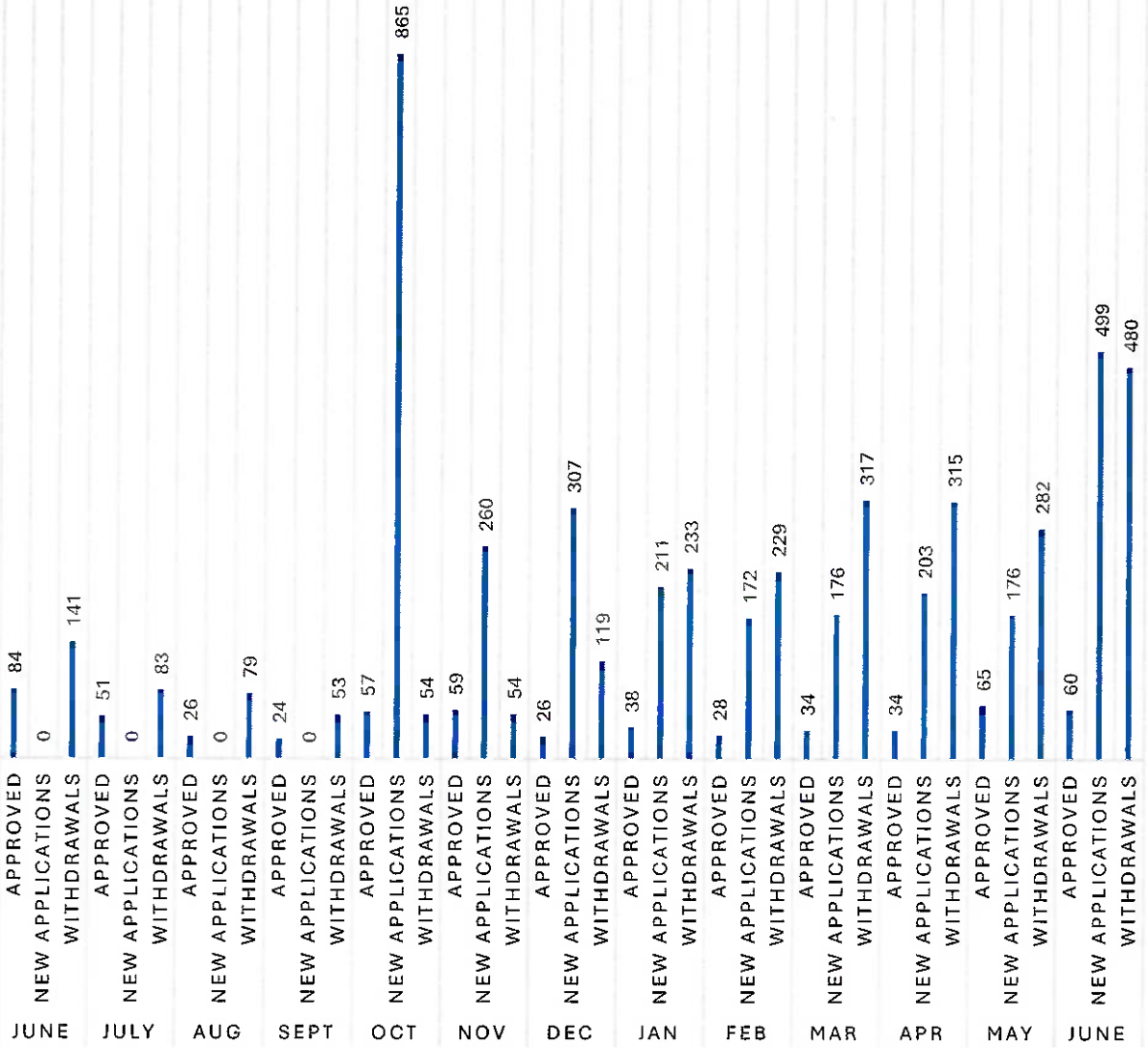
**Intake Department
 Month of June 2025**

New Public Housing Applications	499
New Villas Housing Applications	1
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	9
Approved Public Housing Applications	60
Approved Applications for Villas	3
Approved Applications for Chambers Straight Tax Credit	0
Approved Applications for Farnam Apts Straight Tax Credit	2

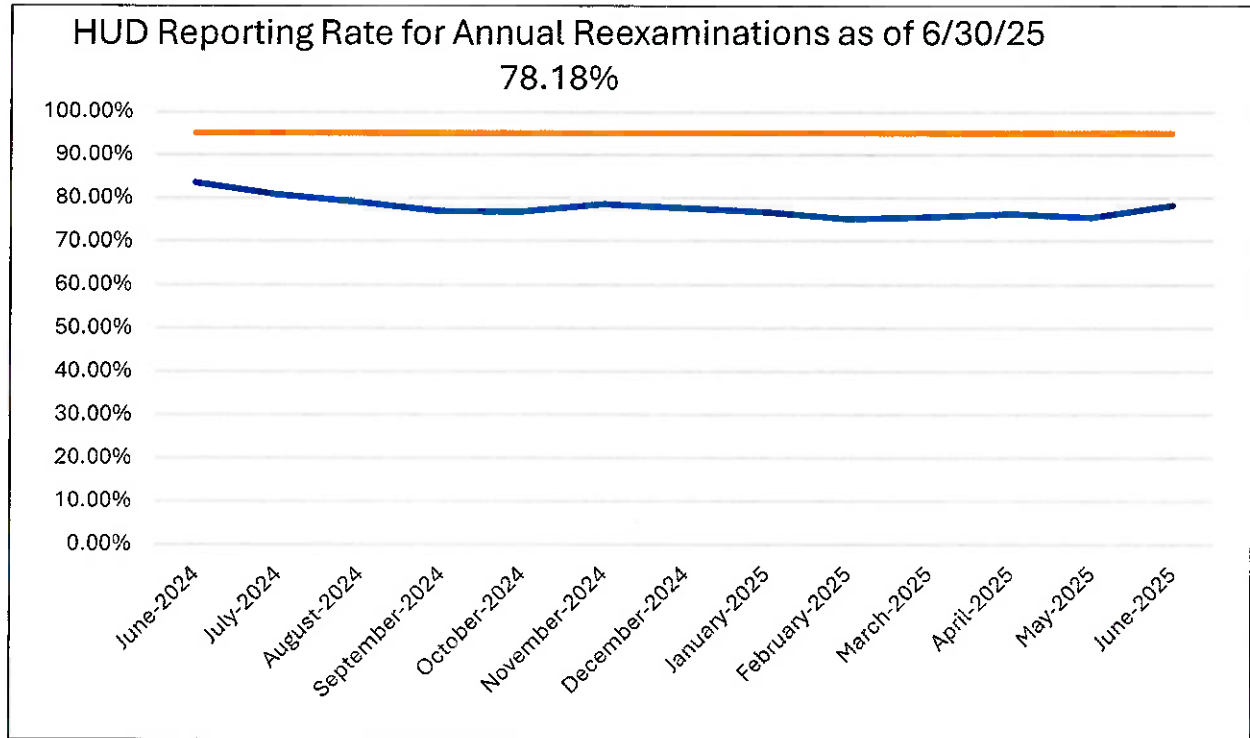
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		39	14	7	0
Villas Applications Approved		Two	Three		
North Villas	0	3			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	0	0	0	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	2	0			

Applications Withdrawn from PH Wait List	480	
No Response During Full Application Process	124	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	336	
Failed Background Check	4	
Applicant Request	14	
Deceased	1	
Over Income	1	

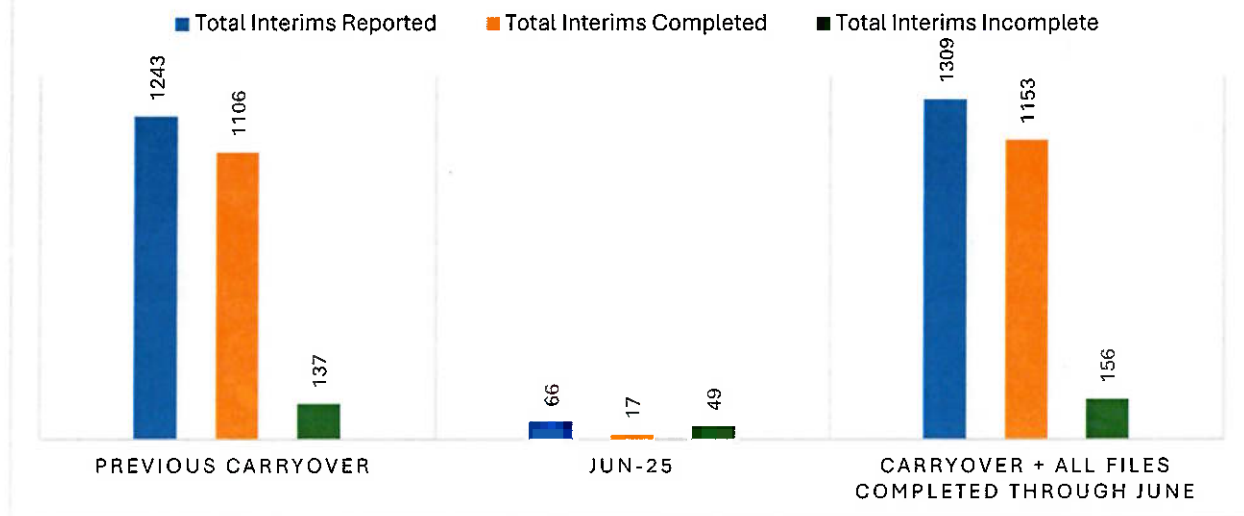
PUBLIC HOUSING INTAKE WAITING LIST JUNE 2025



	HUD Goal
	Actual



INTERIM COMPLETION RATE THROUGH JUNE 2025

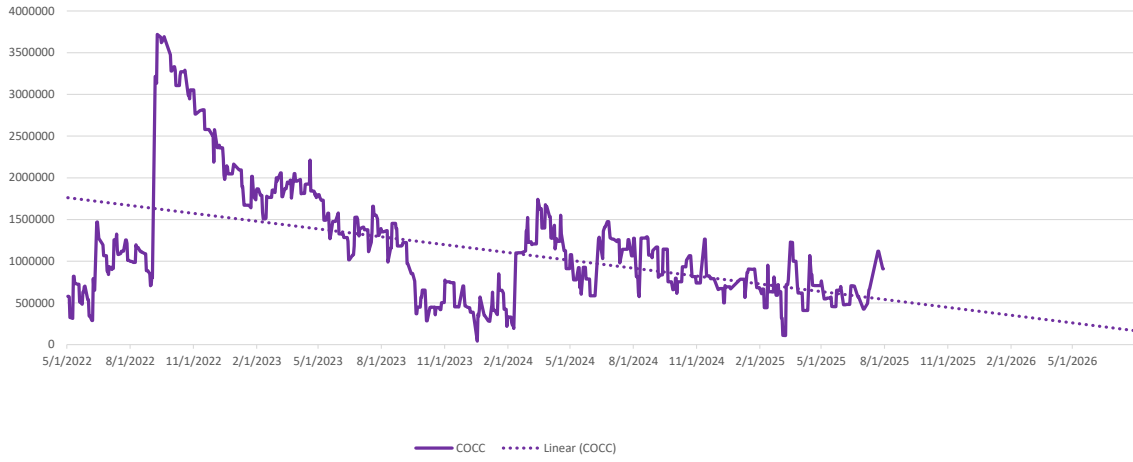


This report reflects all of the interims reported and completed through the end of June 2025. 66 residents reported new changes during the month of June. Housing Compliance Staff worked to complete the new and outstanding interims during this time period. Overall, staff processed a total 47 interim files.

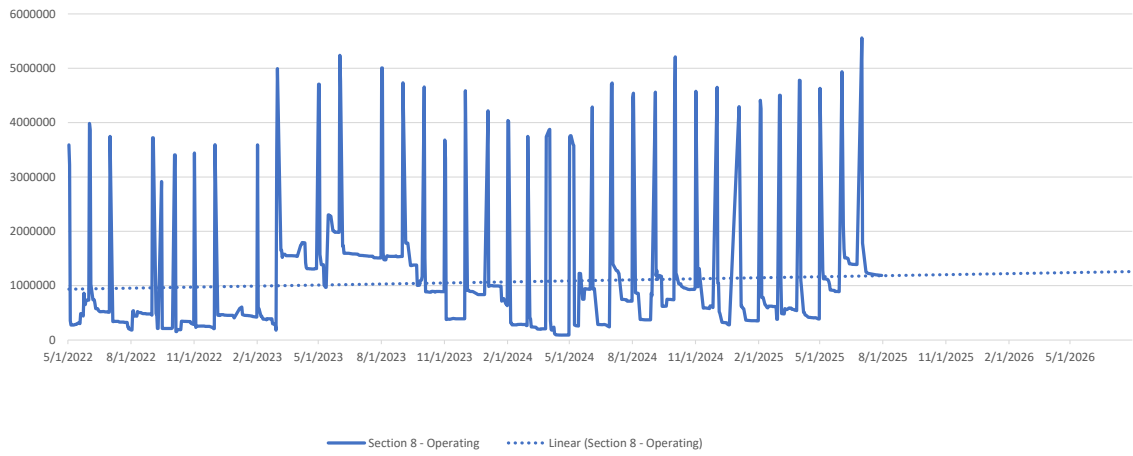
Interims completed through June represent 88% completion rate.

6.6. Financials

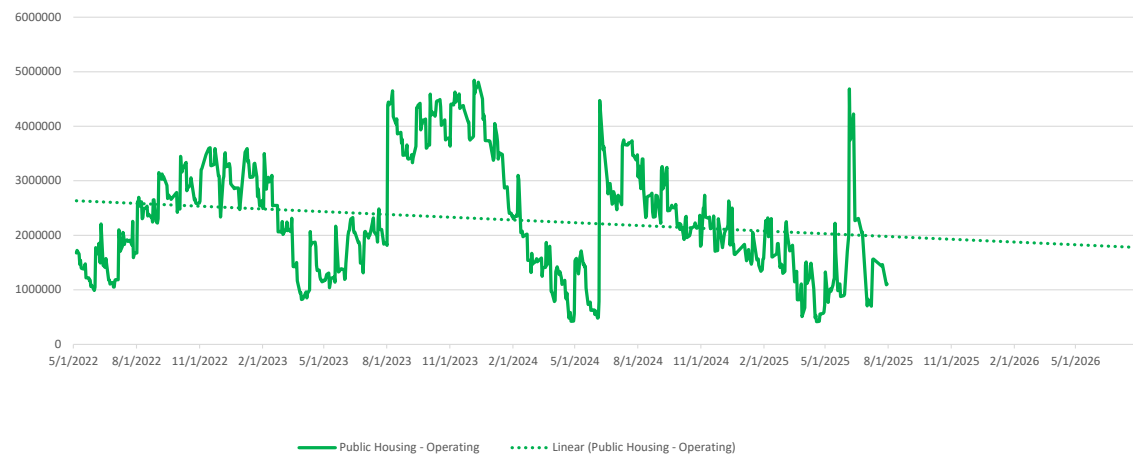
Central Office Cash Trends & Forecast



Section 8 (HCV) Cash Trends & Forecast



Public Housing Cash Trends & Forecast



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2025

Book = Accrual ; Tree = ysi_bs

	July 31, 2025	July 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	9,703,673	10,422,813	-719,140	10,742,169	-1,038,496
OTHER ACCOUNTS RECEIVABLE	-233,141	-148,669	-84,472	-45,967	-187,174
A/R INTER-PROPERTY	1,052,895	1,061,990	-9,095	1,130,953	-78,058
A/R - TENANT	-56,627	21,994	-78,621	66,930	-123,557
A/R PROMISSORY NOTES	2,693,782	2,658,473	35,309	2,565,468	128,314
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID ASSETS	876,344	978,263	-101,919	338,168	538,177
INTER-FUND DUE FROM	2,764,091	2,697,589	66,503	2,483,026	281,066
TOTAL CURRENT ASSETS	16,988,540	17,879,975	-891,435	17,468,269	-479,729
FIXED ASSETS	65,908,346	62,315,101	3,593,246	62,011,933	3,896,413
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	81,323,765	77,730,519	3,593,246	77,427,352	3,896,413
TOTAL ASSETS	98,312,305	95,610,494	2,701,811	94,895,621	3,416,684
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-453,031	-631,209	178,178	-50,835	-402,195
A/P OTHER	-3,198	-3,198	0	0	-3,198
ACCRUED FEES	1,012,429	1,021,524	-9,095	1,090,487	-78,058
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,602	5,635	-33	335,264	-329,662
A/P PHA PROJECTS	6,034	25,844	-19,810	0	6,034
TENANT SECURITY DEPOSIT	685,320	690,151	-4,831	709,270	-23,950
UNEARNED REVENUE	578,331	567,926	10,406	554,889	23,442
CURRENT PORTION OF DEBT	52,156	51,952	204	50,727	1,429
OTHER CURRENT LIABILITIES	336,198	176,312	159,886	89,425	246,773
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,670,195	1,603,693	66,503	1,326,857	343,339
TOTAL CURRENT LIABILITIES	3,940,037	3,558,630	381,407	4,156,083	-216,046
LONG TERM DEBT	10,849,570	10,854,089	-4,519	10,880,466	-30,896
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	626,055	603,971	22,084	592,823	33,232
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	15,391,410	15,373,846	17,565	15,389,075	2,335
TOTAL LIABILITIES	19,331,448	18,932,476	398,972	19,545,158	-213,711
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	45,391,617	43,088,778	2,302,839	41,761,222	3,630,395

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2025

Book = Accrual ; Tree = ysi_bs

	July 31, 2025	July 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	76,956,870	74,654,031	2,302,839	73,326,475	3,630,395
TOTAL LIABILITIES AND EQUITY	98,312,305	95,610,494	2,701,811	94,895,621	3,416,684
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jul 2025

Book = Accrual ; Tree = ysi_bs

	July 31, 2025	July 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	3,615,271	3,795,113	-179,842	4,667,869	-1,052,598
CASH - PAYROLL	106,046	100,457	5,588	91,117	14,928
CASH - OTHER	44,782	44,750	32	44,563	220
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	116,701	718,089	-601,388	-126,803	243,504
CASH - RESTRICTED	3,691,705	3,666,060	25,644	3,656,098	35,606
CASH - RESTRICTED MODERNIZATION AND DEV	38,941	38,908	33	38,716	225
REPLACEMENT RESERVE	14,130	14,103	28	71,543	-57,413
CASH - FSS ESCROW	602,751	580,925	21,826	623,733	-20,982
CASH - FSS FORFEITURES	72,977	72,977	0	54,538	18,439
OPERATING RESERVE	61,345	61,249	96	274,954	-213,609
OHA HUD OPERATING RESERVE	307,471	307,471	0	305,908	1,563
CASH - SECURITY DEPOSIT	658,628	650,165	8,463	669,038	-10,410
HOMEOWNERSHIP FUNDS	372,925	372,545	380	370,336	2,589
CASH AND CASH EQUIVALENTS	9,703,673	10,422,813	-719,140	10,742,169	-1,038,496
A/R HUD	58,396	151,129	-92,733	0	58,396
A/R OTHER GOVERNMENTS	346,036	345,006	1,030	461,004	-114,968
A/R OTHER	-700	-700	0	120,862	-121,562
A/R EMPLOYEE	729	-1,132	1,861	0	729
A/R NON DWELLING RENT	15,660	10,289	5,371	25,430	-9,770
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	-233,141	-148,669	-84,472	-45,967	-187,174
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	244,842	241,802	3,040	223,090	21,752
INTER-PROPERTY {9KCC}	107,263	107,464	-201	101,241	6,022
INTER-PROPERTY {9NOAH}	64,799	64,832	-34	63,183	1,616
INTER-PROPERTY {9FAR}	130,582	130,258	324	125,867	4,715
INTER-PROPERTY {9BV}	34,084	34,225	-141	32,735	1,350
INTER-PROPERTY {9CR1}	52,645	52,775	-130	48,194	4,451
INTER-PROPERTY {9CR2}	32,780	32,879	-99	31,612	1,168
INTER-PROPERTY {VILLAS}	59,364	59,477	-113	56,050	3,314
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	-436,045	-665,223
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	267,391	279,133	-11,741	306,961	-39,570
A/R INTER-PROPERTY	1,052,895	1,061,990	-9,095	1,130,953	-78,058
ACCOUNTS RECEIVABLE TENANTS	787,870	866,490	-78,621	911,426	-123,557
ALLOWANCE FOR A/R TENANTS	-844,497	-844,497	0	-844,497	0
A/R - TENANT	-56,627	21,994	-78,621	66,930	-123,557
P-NOTES OUTSTANDING	699,474	664,165	35,309	571,160	128,314
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	0
A/R BAYVIEW	279,741	279,741	0	279,741	0
A/R FARNAM	997,626	997,626	0	997,626	0
A/R STREHLOW	734,788	734,788	0	734,788	0
A/R NOAH	45,582	45,582	0	45,582	0
A/R PROMISSORY NOTES	2,693,782	2,658,473	35,309	2,565,468	128,314
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID INSURANCE	269,638	367,383	-97,745	25,815	243,823
PREPAID SOFTWARE EXP	300,013	332,384	-32,371	167,313	132,700
PREPAID MED FSA SEC 125	3,822	5,103	-1,281	6,239	-2,417
PREPAID CREDIT CARDS	88,303	58,824	29,478	1,218	87,085
PREPAID OTHER	214,569	214,569	0	137,583	76,986
PREPAID ASSETS	876,344	978,263	-101,919	338,168	538,177
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	688,498	683,294	5,204	451,048	237,450
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	454,190	454,222	-32	222,633	231,557
INTER-FUND DUE FROM {9KCC}	63,300	63,233	67	57,515	5,785
INTER-FUND DUE FROM {9NOAH}	115,897	115,913	-16	117,991	-2,093
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	117,300	117,233	67	23,938	93,362

INTER-FUND DUE FROM {9BV}	42,486	6,528	35,958	5,541	36,945
INTER-FUND DUE FROM {9CR1}	10,279	10,279	0	11,230	-951
INTER-FUND DUE FROM {9CR2}	9,486	9,486	0	10,630	-1,144
INTER-FUND DUE FROM {VILLAS}	4,718	5,018	-300	9,891	-5,173
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,635	-154,457	-179	-150,325	-4,310
INTER-FUND DUE FROM {HCV MV}	-14,917	-14,916	-1	-14,564	-353
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	1,953	1,953	0	5,345	-3,393
INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	148,640	161,505	-12,866	281,930	-133,290
INTER-FUND DUE FROM {ROSS GRANT}	45,436	28,688	16,748	-79,042	124,478
INTER-FUND DUE FROM {FSS GRANT}	-115,466	-115,466	0	-79,454	-36,012
INTER-FUND DUE FROM {CNI GRANT}	777,905	758,524	19,381	562,504	215,400
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	835,254	832,784	2,470	1,006,055	-170,801
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	2,764,091	2,697,589	66,503	2,483,026	281,066
TOTAL CURRENT ASSETS	16,988,540	17,879,975	-891,435	17,468,269	-479,729
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	43,962,085	43,934,650	27,435	43,804,578	157,506
CONTRACT WORK IN PROCESS	2,383,290	1,424,174	959,117	161,894	2,221,396
WIP - PREDEVELOPMENT	1,582,684	1,516,949	65,735	1,272,432	310,252
WIP - INS PROCEEDS/REPAIRS	844,453	808,573	35,880	735,508	108,945
DWELLING EQUIPMENT	4,163,987	4,076,820	87,167	3,673,740	490,247
SITE IMPROVEMENTS	5,154,188	5,140,565	13,623	5,129,677	24,511
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	365,170	0
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,517,504	2,517,504	0	2,587,934	-70,429
SECURITY EQUIPMENT	1,355,125	1,297,708	57,416	1,183,024	172,101
ACCUM DEPR - BUILDINGS	-127,219,328	-129,494,661	2,275,333	-128,894,379	1,675,051
ACCUM DEPR - COMMERCIAL	-261,212	-265,757	4,545	-263,030	1,818
ACCUM DEPR - BUILDING ACQUISITION	-291,295	-298,113	6,818	-296,749	5,455
ACCUM DEPR - INELIGIBLE BLDG	-57,237	-57,237	0	-55,635	-1,602
ACCUM DEPR - BUILDING IMPROVEMENTS	-26,596,137	-26,825,895	229,758	-26,142,047	-454,090
ACCUM DEPR - DWELLING EQUIPMENT	-2,723,963	-2,496,349	-227,615	-2,097,117	-626,847
ACCUM DEPR - SITE IMPROVE	-3,029,702	-3,016,974	-12,728	-2,889,560	-140,142
ACCUM DEPR - OFFICE EQUIPMENT	-235,837	-235,837	0	-234,099	-1,738
ACCUM DEPR - MAINTENANCE EQUIPMENT	-293,883	-295,990	2,107	-291,719	-2,164
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,908	-527,733	-175	-527,559	-349
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,256,246	-2,255,223	-1,023	-2,268,712	12,466
ACCUM DEPR - SECURITY EQUIPMENT	-1,069,639	-1,139,492	69,852	-1,083,665	14,026
FIXED ASSETS	65,908,346	62,315,101	3,593,246	62,011,933	3,896,413
N/R BAYVIEW	314,012	314,012	0	314,012	0
N/R FARNAM	853,080	853,080	0	853,080	0
N/R CROWN I	652,986	652,986	0	652,986	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	898,034	898,034	0	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0

LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	81,323,765	77,730,519	3,593,246	77,427,352	3,896,413
TOTAL ASSETS	98,312,305	95,610,494	2,701,811	94,895,621	3,416,684
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-453,031	-631,209	178,178	-50,835	-402,195
ACCOUNTS PAYABLE	-453,031	-631,209	178,178	-50,835	-402,195
A/P OTHER	-3,198	-3,198	0	0	-3,198
A/P OTHER	-3,198	-3,198	0	0	-3,198
ACCRUED MGMT & BKKPFG FEE	63,421	63,421	0	146,296	-82,875
ACCRUED FRONT-LINE FEES	949,008	958,103	-9,095	944,191	4,817
ACCRUED FEES	1,012,429	1,021,524	-9,095	1,090,487	-78,058
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	9,042	9,075	-33	9,075	-33
ACCR WAGES & WITHHOLDINGS	5,602	5,635	-33	335,264	-329,662
A/P PHA PROJECTS	6,034	25,844	-19,810	0	6,034
A/P PHA PROJECTS	6,034	25,844	-19,810	0	6,034
TENANT SECURITY DEPOSIT	633,933	639,764	-5,831	663,805	-29,872
PET DEPOSIT	7,730	6,730	1,000	6,730	1,000
DEPOSIT REFUND ACCOUNT	43,657	43,657	0	38,735	4,922
TENANT SECURITY DEPOSIT	685,320	690,151	-4,831	709,270	-23,950
DEFERRED REVENUE	0	0	0	0	0
Deferred Revenue - HUD Funds	246,687	246,717	-30	246,687	0
TENANT PREPAID RENT	322,621	311,685	10,936	298,878	23,742
NO UNIT HOLDING ACCT	9,024	9,524	-500	9,324	-300
UNEARNED REVENUE	578,331	567,926	10,406	554,889	23,442
MORTGAGE PAYABLE - CURRENT	52,156	51,952	204	50,727	1,429
CURRENT PORTION OF DEBT	52,156	51,952	204	50,727	1,429
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	313,092	153,206	159,886	66,319	246,773
OTHER CURRENT LIABILITIES	336,198	176,312	159,886	89,425	246,773
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}	370,890	369,060	1,830	479,829	-108,939
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	66,541	30,583	35,958	30,583	35,958
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	19,877	47,754
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	173,462	161,600
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	11,651	0
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,214	0
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	4,390	8,104
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	2,903	11,089
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV ADM}	193,822	190,118	3,704	610,815	-416,993
INTER-FUND DUE TO {PUB HSG}	29,271	28,846	425	8,667	20,603
INTER-FUND DUE TO {ROSS GRANT}	11,630	6,426	5,204	6,426	5,204
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}	443,106	423,725	19,381	0	443,106
INTER-FUND DUE TO	1,670,195	1,603,693	66,503	1,326,857	343,339

TOTAL CURRENT LIABILITIES	3,940,037	3,558,630	381,407	4,156,083	-216,046
MORTGAGE PAYABLE	1,408,157	1,412,676	-4,519	1,439,053	-30,896
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	5,977,676	5,977,676	0	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0	310,000	0
LONG TERM DEBT	10,849,570	10,854,089	-4,519	10,880,466	-30,896
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	626,055	603,971	22,084	592,823	33,232
FSS ESCROW	626,055	603,971	22,084	592,823	33,232
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,391,410	15,373,846	17,565	15,389,075	2,335
TOTAL LIABILITIES	19,331,448	18,932,476	398,972	19,545,158	-213,711
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	45,391,617	43,088,778	2,302,839	41,761,222	3,630,395
RETAINED EARNINGS	45,391,617	43,088,778	2,302,839	41,761,222	3,630,395
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	76,956,870	74,654,031	2,302,839	73,326,475	3,630,395
TOTAL LIABILITIES AND EQUITY	98,312,305	95,610,494	2,701,811	94,895,621	3,416,684
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jul 2025

Book = Accrual ; Tree = ysi_is

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES	6,989,487	6,368,666	620,820	7,290,409	-300,922	53,032,721	44,580,663	8,452,058	45,391,365	7,641,356
EXPENSES	4,686,649	6,614,991	1,928,342	7,181,894	2,495,246	49,402,327	46,304,935	-3,097,391	46,995,917	-2,406,410
TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	-1	0	1	0	1	-1	0	1	584,367	584,368
NET OPERATING INCOME (LOSS)	2,302,839	-246,325	2,549,163	108,514	2,194,324	3,630,395	-1,724,273	5,354,667	-2,188,919	5,819,314
ADJUSTED NET OPERATING INCOME (LOSS)	4,649,712	2,310	4,647,402	361,772	4,287,940	4,041,850	16,175	4,025,675	-394,937	4,436,787

Budget Comparison

Period = Jul 2025

Book = Accrual ; Tree = ysl_is

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	618,829	581,232	37,597	653,076	-34,247	4,305,700	4,068,625	237,074	4,462,296	-156,597
DWELLING RENTS SUBSIDY	45,180	28,030	17,149	33,031	12,149	252,308	196,212	56,096	266,128	-13,820
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
TPA - DAMAGE	0	0	0	0	0	0	0	0	-50	50
LATE FEES	16,980	16,916	64	19,545	-2,565	108,406	118,412	-10,005	118,371	-9,965
LATE FEES (P-NOTES)	3,940	78	3,862	0	3,940	11,560	543	11,017	550	11,010
LEGAL FEES	11,350	4,151	7,199	7,280	4,070	104,024	29,058	74,966	27,852	76,172
MAINTENANCE FEES	37,909	17,511	20,398	15,333	22,576	232,128	122,576	109,552	132,199	99,929
OTHER TENANT REVENUE	4,350	4,231	119	2,443	1,907	52,977	29,620	23,358	29,508	23,469
FRAUD RECOVERY REVENUE	375	235	140	25	350	1,900	1,647	253	1,522	378
TOTAL TENANT REVENUES	738,913	652,385	86,528	730,733	8,179	5,066,503	4,566,692	499,811	5,038,377	28,126
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	704,756	697,284	7,472	996,295	-291,539	4,608,031	4,880,992	-272,960	5,868,358	-1,260,327
HOUSING ASST PAYMENTS	3,867,313	3,608,624	258,689	4,218,642	-351,329	28,867,966	25,260,365	3,607,601	24,821,235	4,046,731
ONGOING ADMIN FEES EARNED	303,122	292,372	10,750	298,769	4,353	2,217,314	2,046,601	170,713	2,098,922	118,392
REVENUES - HUD CAPITAL - HARD COSTS	591,817	0	591,817	12,414	579,403	2,567,773	0	2,567,773	889,198	1,678,575
REVENUES - HUD CAPITAL - SOFT COSTS	154,409	281,491	-127,082	357,704	-203,294	4,105,010	1,970,439	2,134,570	2,050,631	2,054,379
TOTAL HUD GRANTS AND SUBSIDY	5,621,418	4,879,771	741,647	5,883,824	-262,406	42,366,094	34,158,397	8,207,696	35,728,344	6,637,749
TOTAL FEE REVENUE										
MANAGEMENT FEE	178,763	176,765	1,998	184,167	-5,404	1,285,940	1,237,353	48,587	1,278,556	7,384
BOOKKEEPING FEE	47,648	47,701	-53	51,322	-3,675	333,555	333,905	-350	350,745	-17,190
FRONT LINE SERVICE FEE	190,388	227,244	-36,857	286,116	-95,728	1,412,586	1,590,709	-178,123	1,437,490	-24,905
FRONT LINE SERVICE FEE (IT)	7,196	6,892	305	6,335	861	51,205	48,243	2,962	68,753	-17,548
OTHER FEES FOR SERVICE	4,508	5,240	-731	2,657	1,851	7,918	36,678	-28,761	9,170	-1,252
TOTAL FEE REVENUE	428,503	463,841	-35,339	530,597	-102,094	3,091,203	3,246,888	-155,684	3,144,714	-53,511
OTHER GOVT GRANTS/DONATIONS	40,854	246,315	-205,461	73,863	-33,008	765,929	1,724,205	-958,276	504,954	260,975
TOTAL OTHER GOVT GRANTS DONATIONS	40,854	246,315	-205,461	73,863	-33,008	765,929	1,724,205	-958,276	504,954	260,975
INVESTMENT INCOME										
INTEREST INCOME - MAIN	3,805	2,990	815	3,585	220	18,796	20,927	-2,131	20,318	-1,521
TOTAL INTEREST INCOME - MAIN	3,805	2,990	815	3,585	220	18,796	20,927	-2,131	20,318	-1,521
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	62,916	86,535	108,043	-41,408
TOTAL NON-CASH INT INCOME (HIO)	0	8,988	-8,988	0	0	149,451	62,916	86,535	108,043	-41,408
INTEREST INCOME - RESTRICTED FUNDS	537	1,257	-721	1,250	-714	6,971	8,802	-1,831	8,546	-1,575
INT INCOME - RESTRICT FUNDS	537	1,257	-721	1,250	-714	6,971	8,802	-1,831	8,546	-1,575
OTHER INCOME										
NON-DWELLING RENTS	36,789	37,563	-774	36,977	-188	252,251	262,943	-10,692	49,534	202,717
MISCELLANEOUS INCOME	150	146	4	25	125	550	1,021	-471	1,058	-508
COMMISSION INCOME	5,295	6,058	-763	5,413	-118	40,402	42,404	-2,003	42,011	-1,609
ADMINISTRATIVE FEES	1,183	1,802	-619	1,440	-258	9,433	12,615	-3,182	12,248	-2,815
DONATIONS - GENERAL	1,002	2	1,000	2	1,000	1,055	16	1,038	16	1,039
MISCELLANEOUS GRANT REVENUE	10,000	7,000	3,000	22,700	-12,700	10,000	49,000	-39,000	30,300	-20,300
DEVELOPERS FEES	98,539	60,548	37,991	0	98,539	994,823	423,836	570,987	544,932	449,891
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	6,094	0	6,094	53,006	-46,912
INSURANCE PROCEEDS	2,500	0	2,500	0	2,500	253,166	0	253,166	104,965	148,201
TOTAL OTHER INCOME	155,458	113,119	42,338	66,557	88,901	1,567,773	791,836	775,937	838,070	729,704
TOTAL REVENUES	6,989,487	6,368,666	620,820	7,290,409	-300,922	53,032,721	44,580,663	8,452,058	45,391,365	7,641,356
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	561,371	606,344	44,974	527,852	-33,519	4,076,719	4,244,411	167,692	3,726,198	-350,520
ADMIN CASUAL LABOR	0	32,119	-32,119	4,489	4,489	91,739	224,830	133,091	19,841	-71,898
ALLOC ADMIN SALARIES	-17,788	0	17,788	-19,271	-1,483	-130,401	0	130,401	-120,980	9,421
TOTAL ADMIN SALARIES	543,583	638,463	-94,880	513,070	-30,513	4,038,057	4,469,242	-431,184	3,625,060	-412,997
AUDIT EXPENSE	32,340	9,504	22,836	0	-32,340	128,249	66,527	61,722	64,605	-63,644
MANAGEMENT FEE	178,763	176,765	1,998	184,167	-5,404	1,285,940	1,237,353	48,587	1,278,556	-7,384
BOOKKEEPING FEE	47,648	47,701	-53	51,322	-3,675	333,555	333,905	-350	350,745	-17,190
NIFA MONITORING FEE	0	592	-592	0	0	4,020	4,141	121	4,020	0
TOTAL ADMINISTRATIVE FEE	258,750	234,561	24,189	235,489	-23,261	1,751,764	1,641,925	109,839	1,697,927	-53,838
ADMIN EMPLOYEE BENEFITS	6,010	5,293	717	5,771	-238	44,471	37,049	7,422	39,578	4,892
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	136,006	131,926	4,080	118,709	-17,298	950,984	923,484	27,500	853,340	-97,644
ER PENSION - ADMIN	24,673	33,349	-8,676	-926	-25,599	184,790	233,443	-48,653	103,340	-81,450
ER TAXES-ADMIN	40,639	46,385	-5,747	299,196	-258,558	312,943	324,697	-11,754	542,587	-229,643
TOTAL ADMIN EMPLOYEE BENEFITS	207,328	216,953	-9,625	422,751	215,423	1,493,188	1,518,672	-25,484	1,538,845	-45,657
LEGAL SERVICES - OUTSIDE	34,056	12,683	21,373	3,054	-31,002	157,313	88,779	68,534	91,105	-66,208
TRAINING/CONFERENCE	3,012	7,187	-4,175	37,502	-34,490	27,907	50,307	-22,400	78,757	50,849
BOARD MEETING/RETREAT	0	0	0	0	0	0	2	2	0	0
STAFF MEETING/RETREAT	0	378	-378	423	423	2,005	2,649	644	2,615	610
TRAVEL	0	2,399	-2,399	8,971	8,971	8,499	16,790	8,291	16,301	7,802
MILEAGE	281	727	-446	571	290	3,603	5,089	1,486	4,963	1,359
ADMIN VEHICLE - FUEL	92	45	47	136	44	130	316	186	343	212
ADMIN VEHICLE - MTC& REPAIR	75	269	-194	0	-75	585	1,884	1,299	1,922	1,337
ADMIN VEHICLE - LICENSE	0	8	-8	0	0	0	59	59	63	63
PUBLICATIONS	0	148	-148	0	0	558	1,039	481	1,056	498
MEMBERSHIPS	779	2,503	-1,724	252	-527	10,906	17,523	6,617	8,417	-2,489
PAYROLL PROCESSING FEE	6,580	5,311	1,269	5,224	-1,356	32,461	37,177	-4,716	37,111	4,650
TELEPHONE	3,727	14,402	-10,675	2,970	-757	89,752	100,815	-11,063	101,546	11,795
SAFETY EXPENSE	0	0	0	0	0	0	0	0	94	94
SAFETY EQUIPMENT/SUPPLIES	2,659	1,434	1,225	2,932	273	9,595	10,037	442	13,946	4,351
SAFETY TRAINING	0	17	-17	0	0	0	121	121	117	117
LEGAL SERVICES - INTERNAL	17,787	16,862	925	19,271	-1,483	130,401	118,032	12,369	121,056	-9,345
ALLOC INTERNAL LEGAL EXP	0	3,375	-3,375	6,930	6,930	42,663	23,627	19,036	24,670	-17,993
PRINTER SUPPLIES AND EXP	5,859	1,968	3,891	2,468	-3,391	19,554	13,779	-5,775	13,427	-6,126
SOFTWARE EXP	35,371	18,267	17,104	3,000	-32,371	269,820	127,869	-141,952	126,693	-143,128
OFFICE EXPENSE	1,900	906	994	0	-1,900	15,623	6,341	-9,282	6,156	-9,467
OFFICE FURNISHINGS	6,133	703	5,430	0	-6,133	11,973	4,918	-7,055	4,775	-7,198
POSTAGE	8,015	6,170	1,845	6,000	-2,015	49,746	43,919	-5,827	41,933	-7,813
OFFICE SUPPLIES	9,975	4,844	5,131	4,706	-5,269	39,655	33,909	-5,746	33,577	-6,078
OFFICE EQUIPMENT LEASES	5,890	3,835	2,055	6,850	960	29,255	26,844	-2,411	26,249	-3,006
COMPUTER EQUIPMENT	20,863	6,564	14,299	4,518	-16,346	82,102	43,951	-38,151	44,708	-37,394
NETWORK COMMUNICATION	4,256	6,279	-2,022	4,613	357	51,959	45,950	-6,009	45,542	-6,417
ADVERTISING /NEWSPAPER ADS	0	163	-163	0	0	1,644	1,142	-502	1,151	-492
CABLE TV	0	433	-433	0	0	2,478	3,028	550	2,940	462
EMPLOYEE HIRING & ADMIN EXP	10,274									

FEES - PERMITS	18	349	331	279	261	123	2,442	2,319	2,371	2,248
PROPERTY TAX	6,689	2,802	-3,887	9,659	2,970	18,114	19,613	1,499	19,120	1,006
RENTAL EXPENSE	445	2,309	1,864	3,173	2,728	19,209	16,163	-3,047	15,692	-3,517
IT SUPPORT - CONTR SERV	18,260	18,601	341	16,171	-2,089	140,766	130,207	-10,559	130,861	-9,905
PROFESSIONAL FEES	0	122	122	0	0	998	856	-142	1,100	102
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	350	350	381	381
DEVELOPER'S FEE	0	0	0	0	0	10	0	-10	0	-10
TOTAL OTHER ADMIN EXPENSES	215,750	165,648	-50,101	249,875	34,126	1,418,689	1,159,538	-259,150	1,470,687	51,998
FEE FOR SERVICE	7,196	6,892	-305	6,335	-861	51,205	48,243	-2,962	68,753	17,548
TENANT RESTITUTION	0	0	0	0	0	26,500	0	-26,500	0	-26,500
TOTAL FEE FOR SERVICE	7,196	6,892	-305	6,335	-861	77,705	48,243	-29,462	68,753	-8,952
TOTAL ADMINISTRATIVE EXPENSES	1,232,607	1,262,517	29,910	1,427,520	194,912	8,779,402	8,837,620	58,218	8,401,271	-378,131

RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	30,524	32,406	1,882	30,119	-404
RESIDENT SERVICE CASUAL LABOR	6,900	0	-6,900	6,800	-100	46,662	0	-46,662	44,975	-1,688
TOTAL RESIDENT SERV SALARIES	11,173	4,629	-6,544	10,949	-224	77,186	32,406	-46,780	75,094	-2,092
RELOCATION EXPENSES	1,395	75,966	74,572	0	-1,395	424,864	531,765	106,900	180,018	-244,846
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	7,230	7,230	7,019	7,919
RELOCATION - MOVING EXPENSE	600	378	-222	1,134	534	3,973	2,644	-1,329	4,267	294
RELOCATION - MISCELLANEOUS	0	0	0	0	0	6,494	0	-6,494	0	-6,494
TOTAL RELOCATION EXPENSE	1,995	77,377	75,382	1,134	-861	435,331	541,638	106,307	191,304	-244,027
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	13,235	13,858	623	12,714	-451
ER PENSION - RES SERV	213	255	41	-31	-244	1,589	1,782	193	967	-623
ER TAXES-RES SERV	290	354	64	2,262	1,972	2,244	2,479	235	4,150	1,907
TOTAL RESIDENT SERV EMP BENEFITS	2,394	2,588	195	4,047	1,653	17,068	18,119	1,051	17,831	763

YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	0	4,925	4,925	4,782	4,782
TOTAL YOUTH ACTIVITIES	0	704	704	0	0	2,440	4,925	2,485	4,782	2,342
RESIDENT SERVICES EXPENSE	338	7,823	7,485	609	271	6,886	54,765	47,877	850	-7,736
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,510	1,510	1,704	1,704	9,233	10,569	1,335	10,262	1,028
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	4,189	7,316	3,127	610	-3,579	19,384	51,215	31,831	26,680	7,296
RESIDENT FUND - MEETING EXPENSES	500	600	100	0	-500	3,317	4,196	879	4,074	757
RESIDENT FUND - OTHER	2,745	2,936	191	1,400	-1,345	1,945	20,549	18,604	6,451	4,506
TOTAL RESIDENT FUND	7,772	20,185	12,413	4,323	-3,449	40,766	141,293	100,527	46,487	5,721
FRONT LINE SERVICE FEE	160,099	182,918	22,819	242,588	82,490	1,181,228	1,280,423	99,195	1,187,086	5,859
TOTAL FEE FOR SERVICE	160,099	182,918	22,819	242,588	82,490	1,181,228	1,280,423	99,195	1,187,086	5,859
TOTAL OTHER RESIDENT SERVICES	183,432	288,401	104,968	263,041	79,609	1,754,019	2,018,804	264,785	1,522,584	-231,434
TOTAL RESIDENT SERVICE EXPENSES	183,432	288,401	104,968	263,041	79,609	1,754,019	2,018,804	264,785	1,522,584	-231,434

UTILITY EXPENSES										
UTILITY - WATER	32,261	35,559	3,297	45,732	13,471	200,115	248,912	48,796	277,827	77,712
UTILITY - ELECTRIC	11,806	136,431	124,625	146,411	134,605	1,017,582	955,020	-62,561	1,064,606	47,024
UTILITY - GAS	7,089	23,507	16,418	5,732	-1,357	284,130	164,548	-119,583	202,854	-81,276
UTILITY - SEWER	37,582	47,406	9,824	51,119	13,537	281,751	331,844	50,092	368,274	86,522
TOTAL UTILITY EXPENSES	88,738	242,903	154,165	248,994	160,255	1,783,578	1,700,323	-83,255	1,913,560	129,982

TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	249,451	238,059	-11,392	234,751	-14,700	1,861,647	1,666,414	-195,234	1,696,044	-165,603
MAINTENANCE CASUAL LABOR	1,250	0	-1,250	9,990	8,740	1,250	0	-1,250	201,745	200,495
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-45	-45
TOTAL MAINTENANCE SALARIES	250,701	238,059	-12,642	244,741	-5,960	1,862,897	1,666,414	-196,484	1,897,744	34,847
APPLIANCES	27,280	20,340	-6,940	25,948	-1,332	139,657	142,376	2,720	160,917	21,260
DWELLING EQUIPMENT	670	99	-570	0	-670	1,451	696	-756	675	-776
PAINT	10,138	6,414	-3,724	10,410	272	60,987	44,897	-16,090	49,489	-11,497
CLEANING SUPPLIES	3,629	2,569	-1,060	4,988	1,359	17,753	17,980	226	18,226	473
HVAC MATERIALS	28,579	2,906	-25,672	6,537	-22,042	127,014	20,345	-106,669	21,012	-106,002
LANDSCAPING MATERIALS	0	76	76	0	0	515	531	16	1,031	517
PLUMBING MATERIALS	30,164	14,757	-15,407	12,238	-17,927	161,986	103,301	-58,685	108,064	-53,921
ELECTRICAL MATERIALS	7,094	6,408	-686	3,790	-3,304	43,826	44,854	1,027	45,508	1,681
GASOLINE USAGE FOR MAINT VEHICLES	20	3,489	3,469	2,457	2,437	12,006	24,423	12,417	27,200	15,195
PEST CONTROL SUPPLIES	2,294	2,642	348	1,522	-772	18,020	18,494	474	18,890	870
MAINTENANCE TOOLS	264	1,665	1,401	-25	-289	13,522	11,657	-1,865	12,906	-616
MAINTENANCE MATERIALS	55,078	32,870	-22,208	28,952	-26,125	316,060	230,089	-85,970	261,699	-54,361
MAINTENANCE EQUIPMENT	10	400	390	60	50	1,082	2,804	1,721	2,766	1,683
EARLY PAY DISCOUNT	0	-2,587	-2,587	-220	-220	-6,164	-18,106	-11,941	-17,590	-11,426
TOTAL MAINTENANCE MATERIALS	165,220	92,049	-73,171	96,657	-66,563	907,715	644,340	-263,375	710,794	-196,921
ELEVATORS - CONTRACTED SERV	10,227	9,993	-235	22,110	11,882	74,422	69,948	-4,473	73,878	-543
HVAC - CONTRACTED SERV	49,521	18,580	-30,941	48,042	-1,479	275,254	130,058	-145,197	194,734	-80,521
LAWNS - CONTRACTED SERV	28,073	9,971	-18,102	37,506	9,433	179,432	69,796	-109,637	82,415	-97,017
MATS/UNIFORMS - CONTRACTED SVCE	76	483	407	90	14	6,716	3,379	-3,337	3,462	-3,253
PEST CONTROL - CONTRACTED SERV	3,251	1,548	-1,704	5,830	2,579	34,078	10,832	-23,246	11,272	-22,806
SNOW REMOVAL - CONTRACTED SERV	0	8,273	8,273	0	0	90,159	57,911	-32,248	59,828	-30,332
TRASH - CONTRACTED SERV	43,948	30,831	-13,118	51,646	7,698	64,075	215,814	151,739	239,119	175,045
LANDFILL FEES - CONTRACTED SERV	304	152	-152	232	-72	3,140	1,067	-2,073	1,310	-1,830
CLEANING - CONTRACTED SERV	60,305	55,772	-4,533	109,255	48,950	434,615	390,406	-44,209	393,793	-40,821
PAINTING - CONTRACTED SERV	27,133	19,130	-8,003	11,260	-15,872	112,545	133,910	21,365	143,329	30,784
ARBORIST - CONTRACTED SERV	12,969	4,609	-8,360	11,070	-1,899	53,709	32,262	-21,446	38,095	-15,614
FLOORING REPL - CONTRACTED SERV	34,568	34,561	-7	58,431	23,863	341,317	241,927	-99,390	330,162	-11,155
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	1,900	1,900	11,700	10,887	-813	14,320	2,620
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,807	2,490	683	5,495	3,688
ELECTRICAL - CONTRACTED SERV	8,093	12,929	4,835	40,257	32,164	91,722	90,500	-1,221	134,824	43,102
LANDSCAPE - CONTRACTED SERV	27,200	4,574	-22,626	0	-27,200	33,585	32,019	-1,566	31,225	-2,360
PLUMBING - CONTRACTED SERV	28,788	36,648	7,861	42,968	14,181	161,240	256,539	95,299	149,516	-11,724
ROOF REPAIRS - CONTRACTED SERV	7,976	22	-7,954	0	-7,976	22,736	154	-22,582	30,907	8,171
EXTERIOR REPAIRS - CONTRACTED SERV	8,150	113	-8,037	8,473	323	30,837	793	-30,044	19,529	-11,309
VEHICLE MAINTENANCE & REPAIR	4,231	4,390	159	4,129	-102	44,155	30,731	-13,424	31,211	-12,944
MAINTENANCE EQUIPMENT REPAIR	545	608	62	2,644	2,099	11,009	4,256	-6,754	4,135	-6,874
WINDOWS/DOORS REPL - CONTRACTED SERV	17,757	7,739	-10,018	6,762	-10,995	120,287	54,175	-66,113	167,825	47,538
VACANT TURNOVER - CONTRACTED SERV	0	427	427	450	450	6,451	2,990	-3,461	18,106	11,654
VACANCY REDUCTION - CONTRACTED SERV	0	0	0	1,700	1,700	0	0	0	1,700	1,700
INSPECTIONS - CONTRACTED SERV	580	1,468	888	520	-60	68,181	10,279	-57,902	12,441	-55,740
INTERIOR REPAIRS - CONTRACTED SERV	65,419	6,519	-58,900	41,736	-23,683	532,045	45,633	-486,413	343,158	-188,888
FIRE SAFETY - CONTRACTED SERVICES	16,300	19,166	2,866	25,385	9,085	228,210	134,162	-94,048	170,561	-57,649
OTHER - OUTSIDE MAINT	1,513	0	-1,513	0	-1,513	8,113	0	-8,113	0	-8,113
HAZMAT - CONTRACTED SERV	21,258	483	-20,775	20,470	-788	150,334	3,382	-146,952	306,953	156,618
RADON - CONTRACTED SERV	0	0	0	0	0	2,090	0	-2,090	4,355	2,265
DWELLING/MECHANICAL UPGRADES - CONTR SERV	0	143	143	974	974	398	1,004	606	974	575
ALLOC INSPECTIONS EXPENSE	4,508	1,292	-3,216	2,657	-1,851	7,918	9,045	1,128	9,170	1,252
TOTAL MAINT SERVICES AND CONTRACTS	482,696	292,336	-190,360	556,499	73,803	3,202,282	2,046,349	-1,155,933	3,027,803	-174,480
MAINTENANCE EMPLOYEE BENEFITS	158	75	-83	89	-69	1,566	528	-1,038	163	-1,403
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS										

SECURITY SALARY	20,934	25,366	4,432	14,254	-6,680	137,775	177,564	39,789	90,618	-47,157
TOTAL PROTECTIVE SERV SALARIES	20,934	25,366	4,432	14,254	-6,680	137,775	177,564	39,789	90,618	-47,157
FRONT LINE SERVICE FEES	30,289	44,327	14,038	43,527	13,238	231,358	310,286	78,928	250,404	19,046
TOTAL FEE FOR SERVICE	30,289	44,327	14,038	43,527	13,238	231,358	310,286	78,928	250,404	19,046
GUARDS - CONTRACTED SECURITY	0	42	42	0	0	123,036	296	-122,740	9,544	-113,492
SECURITY & MONITORING	0	3,311	3,311	473	473	28,525	23,176	-5,349	29,445	920
SECURITY - CONTRACTED SERV	99,492	919	-98,573	1,155	-98,337	130,763	6,433	-124,330	6,747	-124,016
SECURITY EQUIPMENT & MATERIALS	16,990	8,339	-8,651	38,479	21,489	356,581	58,375	-298,206	96,709	-259,871
TOTAL SECURITY EXPENSE	116,482	12,611	-103,871	40,107	-76,375	638,905	88,280	-550,625	142,446	-496,459
ER MEDICAL/DENTAL INS - SECURITY	21	2,685	2,664	832	811	3,691	18,794	15,102	17,242	13,551
ER PENSION - SECURITY	508	1,395	887	59	-449	5,730	9,766	4,036	2,146	-3,584
ER TAXES - SECURITY	1,602	1,941	339	11,815	10,213	11,516	13,584	2,068	17,771	6,255
TOTAL SECURITY EMPLOYEE BENEFITS	2,131	6,020	3,890	12,705	20,937	20,937	42,143	21,206	37,159	16,222
TOTAL PROTECT SERVICE EXPENSES	169,835	88,325	-81,511	110,594	-59,241	1,028,975	618,273	-410,702	520,627	-508,348
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	23,759	12,658	-11,101	5,678	-18,081	247,613	88,608	-159,005	101,578	-146,035
INSURANCE - PROPERTY	79,195	38,119	-41,076	0	-79,195	554,365	266,833	-287,532	333,460	-220,905
INSURANCE - WORKERS COMP	-3,104	21,648	24,752	22,320	25,424	153,531	151,538	-1,993	151,396	-2,135
TOTAL INSURANCE EXP	99,850	72,426	-27,424	27,998	-71,852	955,509	506,979	-448,530	586,434	-369,075
BAD DEBT EXPENSE	71,559	46,809	-24,750	0	-71,559	501,833	327,665	-174,168	345,036	-156,797
TOTAL BAD DEBT EXPENSE	71,559	46,809	-24,750	0	-71,559	501,833	327,665	-174,168	345,036	-156,797
CLOSING COSTS	0	19	19	0	0	0	130	130	126	126
MORTGAGE INTEREST	5,749	5,854	106	5,746	-3	40,977	40,979	2	42,132	1,155
TOTAL LOAN INTEREST	5,749	5,854	106	5,746	-3	40,977	40,979	2	42,132	1,155
TOTAL GENERAL EXPENSES	177,157	125,108	-52,050	33,744	-143,414	1,498,319	875,753	-622,566	973,729	-524,590
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	0	0	0	0	0	4,284	0	-4,284	0	-4,284
CASUALTY LOSS PROCEEDS	0	0	0	0	0	0	0	0	68	-68
NET CASUALTY LOSS	0	0	0	0	0	4,284	0	-4,284	-68	-4,352
TOTAL OTHER EXPENSES	0	0	0	0	0	4,284	0	-4,284	-68	-4,352
TOTAL OPERATING EXPENSES	2,843,431	2,723,227	-120,204	3,190,899	347,468	21,496,329	19,062,588	-2,433,741	19,723,678	-1,772,650
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,962,437	3,435,727	-526,710	3,530,859	-431,578	26,809,713	24,050,092	-2,759,622	24,024,071	-2,785,642
HAP EXPENSE - PORTABLE	88,830	44,191	-44,639	44,777	-44,053	486,272	309,339	-176,933	308,679	-177,593
UTILITY REIMBURSEMENT	138,823	163,210	24,387	162,101	23,278	1,021,467	1,142,469	121,002	1,145,506	124,039
TOTAL HAP EXPENSES	4,190,090	3,643,128	-546,962	3,737,737	-452,353	28,317,452	25,501,899	-2,815,553	25,478,256	-2,839,196
DEPRECIATION EXPENSE	-2,346,873	248,635	2,595,508	253,258	2,600,131	-411,455	1,740,448	2,151,903	1,793,982	2,205,437
TOTAL DEPR & AMORT EXPENSE	-2,346,873	248,635	2,595,508	253,258	2,600,131	-411,455	1,740,448	2,151,903	1,793,982	2,205,437
TOTAL NON-OPERATING EXPENSES	1,843,217	3,891,764	2,048,547	3,990,995	2,147,777	27,905,998	27,242,348	-663,650	27,272,238	-633,759
TOTAL EXPENSES	4,686,649	6,614,991	1,928,342	7,181,894	2,495,246	49,402,327	46,304,935	-3,097,391	46,995,917	-2,406,410
TRANSFERS BET PROGRAMS & PROJECTS - IN	32,660	252,534	-219,874	6,277	26,383	2,861,593	1,767,741	1,093,852	3,740,863	-879,270
TRANSFERS BET PROGRAMS & PROJECTS - OUT	32,660	252,534	219,874	6,277	-26,383	2,861,593	1,767,741	-1,093,852	3,740,863	879,270
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	-1	0	1	0	1	-1	0	1	584,367	584,368
TOTAL PRIOR PERIOD ADJUSTMENT	-1	0	1	0	1	-1	0	1	584,367	584,368
NET OPERATING INCOME (LOSS)	2,302,839	-246,325	2,549,163	108,514	2,194,324	3,630,395	-1,724,273	5,354,667	-2,188,919	5,819,314
ADJUSTED NET OPERATING INCOME (LOSS)	4,649,712	2,310	4,647,402	361,772	4,287,940	4,041,850	16,175	4,025,675	-394,937	4,436,787

Budget Comparison

Period = Jul 2025

Book = Accrual ; Tree = ysl_is

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	110	-110	0	0	150	773	-623	1,680	-1,530
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,051,128	3,710,716	340,412	4,318,627	-267,499	30,034,424	25,975,010	4,059,414	25,677,953	4,356,471
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	4,508	5,240	-731	2,657	1,851	7,918	36,678	-28,761	9,170	-1,252
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	4,055,636	3,716,066	339,571	4,321,284	-265,648	30,042,492	26,012,461	4,030,031	25,689,245	4,353,247
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	250,741	257,880	7,139	272,809	22,068	1,811,866	1,805,158	-6,708	1,729,043	-82,823
RESIDENT SERVICE EXPENSES	2,745	451	-2,294	1,631	-1,114	1,915	3,159	1,244	3,067	1,152
MAINTENANCE EXPENSES	23,765	34,117	10,352	29,866	6,100	167,970	238,822	70,852	165,928	-2,042
GENERAL EXPENSES	-587	3,564	4,151	3,414	4,001	27,073	24,949	-2,124	26,967	-105
TOTAL OPERATING EXPENSES	276,665	296,013	19,348	307,720	31,055	2,008,825	2,072,088	63,264	1,925,005	-83,819
NON-OPERATING EXPENSES										
HAP EXPENSES	4,003,106	3,440,989	-562,117	3,534,855	-468,251	27,029,123	24,086,923	-2,942,200	24,037,349	-2,991,774
DEPR & AMORT EXPENSE	-5,388	1,293	6,681	1,293	6,681	-4,809	9,048	13,856	9,048	13,856
TOTAL NON-OPERATING EXPENSES	3,997,718	3,442,281	-555,437	3,536,148	-461,570	27,024,314	24,095,970	-2,928,344	24,046,396	-2,977,918
TOTAL EXPENSES	4,274,383	3,738,294	-536,089	3,843,867	-430,515	29,033,138	26,168,058	-2,865,080	25,971,401	-3,061,737
NET OPERATING INCOME (LOSS)	-218,746	-22,228	-196,518	477,417	-696,163	1,009,353	-155,597	1,164,951	-282,157	1,291,510
ADJUSTED NET OPERATING INCOME (LOS)	-213,358	-21,777	-191,581	478,710	-692,068	1,014,162	-146,549	1,160,711	-273,109	1,287,271

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

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	624,740	566,226	58,514	621,371	3,369	4,303,425	3,963,581	339,844	4,311,018	-7,594
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	1,450,983	968,273	482,710	1,366,413	84,570	11,280,814	6,777,910	4,502,903	8,808,187	2,472,626
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,861	2,456	-595	2,566	-705	11,299	17,193	-5,893	16,692	-5,393
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	58,742	84,969	103,548	40,162
INT INCOME - RESTRICT FUNDS	413	503	-90	499	-86	2,814	3,519	-704	3,416	-602
OTHER INCOME										
TOTAL OTHER INCOME	28,500	31,965	-3,465	31,144	-2,643	456,154	223,756	232,398	116,547	339,608
TOTAL REVENUES	2,106,497	1,577,814	528,682	2,021,992	84,505	16,198,217	11,044,701	5,153,516	13,359,409	2,838,808
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	341,347	327,738	-13,610	357,028	15,680	2,347,329	2,294,165	-53,163	2,155,622	-191,706
RESIDENT SERVICE EXPENSES	163,568	178,844	15,275	236,410	72,842	1,218,563	1,251,907	33,344	1,207,111	-11,452
UTILITY EXPENSES	69,696	230,573	160,876	232,990	163,293	1,621,435	1,614,008	-7,427	1,800,837	179,402
MAINTENANCE EXPENSES	873,433	616,434	-256,999	964,726	91,293	5,717,638	4,315,038	-1,402,600	5,575,457	-142,182
PROTECT SERVICE EXPENSES	134,328	50,302	-84,026	74,497	-59,830	687,151	352,111	-335,040	343,664	-343,487
GENERAL EXPENSES	148,523	78,263	-70,260	10,147	-138,376	1,094,324	547,838	-546,487	558,847	-535,478
TOTAL OPERATING EXPENSES	1,730,896	1,482,153	-248,743	1,875,798	144,902	12,686,441	10,375,068	-2,311,373	11,641,539	-1,044,902
NON-OPERATING EXPENSES										
HAP EXPENSES	14,294	14,737	443	16,110	1,816	106,337	103,159	-3,178	101,989	-4,348
DEPR & AMORT EXPENSE	-2,074,466	183,117	2,257,583	180,621	2,255,088	-586,041	1,281,817	1,867,857	1,281,817	1,867,857
TOTAL NON-OPERATING EXPENSES	-2,060,172	197,854	2,258,026	196,731	2,256,904	-479,704	1,384,976	1,864,679	1,383,806	1,863,509
TOTAL EXPENSES	-329,276	1,680,006	2,009,283	2,072,529	2,401,806	12,206,737	11,760,043	-446,694	13,025,344	818,607
TOTAL TRANSFERS	32,660	103,730	71,070	6,277	-26,383	1,106,065	726,107	-379,958	1,995,849	889,785
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	2,403,114	-205,921	2,609,035	-56,814	2,459,928	2,885,416	-1,441,449	4,326,865	-2,246,152	5,131,567
ADJUSTED NET OPERATING INCOME (LOSS)	4,477,580	-22,804	4,500,384	123,807	4,353,773	3,471,457	-159,632	3,631,089	-964,335	4,435,792

C/O - after FMR 2016 (7fidscent)
Budget Comparison
 Period = Jul 2025
 Book = Accrual ; Tree = ysl_is

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	-1,422	3,584	-5,006	6,930	-8,352	42,841	25,086	17,755	31,412	11,429
TOTAL FEE REVENUE	423,994	458,601	-34,607	527,940	-103,946	3,083,286	3,210,209	-126,924	3,135,545	-52,259
TOTAL OTHER GOV'T GRANTS DONATIO	0	168,274	-168,274	0	0	420,121	1,177,916	-757,795	0	420,121
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	32	34	-2	36	-3	220	239	-19	232	-12
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	4,174	1,566	4,053	1,688
OTHER INCOME										
TOTAL OTHER INCOME	12,563	7,051	5,512	22,700	-10,137	12,874	49,356	-36,482	83,887	-71,013
TOTAL REVENUES	435,167	638,140	-202,973	557,605	-122,438	3,565,081	4,466,979	-901,898	3,255,128	309,954
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	525,519	586,145	60,626	611,998	86,479	3,812,610	4,103,016	290,406	3,661,448	-151,162
RESIDENT SERVICE EXPENSES	2,852	90,798	87,946	3,313	462	413,254	635,585	222,331	180,966	-232,288
UTILITY EXPENSES	4,515	4,577	62	4,170	-344	37,314	32,038	-5,276	31,105	-6,209
MAINTENANCE EXPENSES	14,531	7,824	-6,707	22,176	7,646	80,581	54,768	-25,813	97,200	16,620
PROTECT SERVICE EXPENSES	23,379	32,711	9,331	27,409	4,030	169,492	228,974	59,482	136,884	-32,608
GENERAL EXPENSES	11,822	18,218	6,396	17,725	5,903	166,634	127,527	-39,107	133,100	-33,533
TOTAL OPERATING EXPENSES	582,617	740,273	157,655	686,792	104,174	4,679,885	5,181,908	502,024	4,240,704	-439,181
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	3,404	14,030	10,626	13,476	10,072	78,124	98,213	20,088	98,212	20,088
TOTAL NON-OPERATING EXPENSES	3,404	14,030	10,626	13,476	10,072	78,124	98,213	20,088	98,212	20,088
TOTAL EXPENSES	586,022	754,303	168,281	700,268	114,246	4,758,009	5,280,121	522,112	4,338,916	-419,093
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	-753,864	-443,333	310,531	-1,460,320	-706,456
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	0	0
NET OPERATING INCOME (LOSS)	-150,855	-52,830	-98,025	-142,663	-8,192	-439,063	-369,808	-69,255	376,533	-815,596
ADJUSTED NET OPERATING INCOME (LOS	-147,451	-38,800	-108,651	-129,187	-18,264	-360,939	-271,595	-89,344	474,745	-835,684

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

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	624,740	566,226	58,514	621,371	3,369	4,303,425	3,963,581	339,844	4,311,018	-7,594
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	704,756	686,782	17,974	996,295	-291,539	4,608,031	4,807,471	-199,440	5,868,358	-1,260,327
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,861	2,456	-595	2,566	-705	11,299	17,193	-5,893	16,692	-5,393
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	58,742	84,969	103,548	40,162
INT INCOME - RESTRICT FUNDS	413	503	-90	499	-86	2,814	3,519	-704	3,416	-602
OTHER INCOME										
TOTAL OTHER INCOME	28,500	31,965	-3,465	31,144	-2,643	456,154	223,756	232,398	116,547	339,608
TOTAL REVENUES	1,360,270	1,296,323	63,947	1,651,875	-291,604	9,525,434	9,074,261	451,173	10,419,579	-894,145
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	319,629	327,738	8,109	329,801	10,172	2,316,086	2,294,165	-21,920	2,068,953	-247,132
RESIDENT SERVICE EXPENSES	163,479	178,844	15,364	236,410	72,931	1,214,803	1,251,907	37,104	1,194,216	-20,587
UTILITY EXPENSES	69,696	230,573	160,876	232,990	163,293	1,621,435	1,614,008	-7,427	1,800,837	179,402
MAINTENANCE EXPENSES	695,367	556,609	-138,758	740,086	44,719	4,324,293	3,896,265	-428,028	4,194,532	-129,761
PROTECT SERVICE EXPENSES	120,957	50,302	-70,655	72,044	-48,912	615,927	352,111	-263,816	300,692	-315,235
GENERAL EXPENSES	148,523	78,263	-70,260	10,147	-138,376	1,094,324	547,838	-546,487	558,847	-535,478
TOTAL OPERATING EXPENSES	1,517,651	1,422,328	-95,323	1,621,478	103,827	11,186,868	9,956,295	-1,230,573	10,118,078	-1,068,790
NON-OPERATING EXPENSES										
HAP EXPENSES	14,294	14,737	443	16,110	1,816	106,337	103,159	-3,178	101,989	-4,348
DEPR & AMORT EXPENSE	-2,074,466	183,117	2,257,583	180,621	2,255,088	-586,041	1,281,817	1,867,857	1,281,817	1,867,857
TOTAL NON-OPERATING EXPENSES	-2,060,172	197,854	2,258,026	196,731	2,256,904	-479,704	1,384,976	1,864,679	1,383,806	1,863,509
TOTAL EXPENSES	-542,522	1,620,182	2,162,703	1,818,210	2,360,731	10,707,165	11,341,271	634,106	11,501,884	794,719
TOTAL TRANSFERS	32,660	-117,937	-150,597	6,277	-26,383	-1,532,460	-825,560	706,900	-1,322,471	209,989
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	1,870,132	-205,921	2,076,053	-172,612	2,042,744	350,730	-1,441,449	1,792,180	-344,200	694,931
ADJUSTED NET OPERATING INCOME (LOSS)	3,944,598	-22,804	3,967,402	8,009	3,936,589	936,771	-159,632	1,096,403	937,617	-846

HIO, Inc. (Zhiocinc)
Budget Comparison
 Period = Jul 2025
 Book = Accrual ; Tree = ysi_is

	July 31, 2025	Budget	Variance	July 31, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	115,595	82,465	33,130	102,432	13,162	720,087	577,252	142,835	694,266	25,821
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	73,520	-73,520	0	0
INT INCOME - RESTRICT FUNDS	124	755	-631	751	-628	4,157	5,283	-1,127	5,130	-973
OTHER INCOME										
TOTAL OTHER INCOME	13,671	11,751	1,920	11,271	2,400	93,434	82,257	11,177	80,440	12,994
TOTAL REVENUES	129,390	105,473	23,916	114,455	14,934	817,678	738,313	79,365	779,836	37,842
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	35,977	24,559	-11,418	53,836	17,859	187,142	171,915	-15,227	277,174	90,033
RESIDENT SERVICE EXPENSES	14,267	13,412	-855	19,605	5,337	107,932	93,888	-14,044	98,173	-9,759
UTILITY EXPENSES	14,527	7,754	-6,773	11,833	-2,694	124,830	54,277	-70,552	81,618	-43,211
MAINTENANCE EXPENSES	78,831	57,463	-21,369	87,316	8,484	674,599	402,239	-272,360	541,193	-133,406
PROTECT SERVICE EXPENSES	12,129	5,313	-6,816	8,688	-3,441	172,332	37,188	-135,144	40,079	-132,253
GENERAL EXPENSES	16,572	23,996	7,424	1,105	-15,468	200,479	167,972	-32,507	247,565	47,085
OTHER EXPENSES	0	0	0	0	0	4,284	0	-4,284	-68	-4,352
TOTAL OPERATING EXPENSES	172,303	132,497	-39,807	182,383	10,079	1,471,597	927,478	-544,119	1,285,734	-185,862
NON-OPERATING EXPENSES										
HAP EXPENSES	5,715	3,932	-1,783	4,182	-1,533	40,724	27,523	-13,201	25,984	-14,740
DEPR & AMORT EXPENSE	-270,422	50,135	320,557	57,807	328,229	100,904	350,943	250,040	404,478	303,574
TOTAL NON-OPERATING EXPENSES	-264,707	54,067	318,774	61,989	326,696	141,628	378,467	236,839	430,462	288,834
TOTAL EXPENSES	-92,404	186,564	278,968	244,371	336,775	1,613,224	1,305,945	-307,280	1,716,196	102,972
TOTAL TRANSFERS	-32,660	-40,396	-7,736	-6,277	26,383	-352,201	-282,773	69,427	-535,529	-183,328
NET OPERATING INCOME (LOSS)	254,454	-40,694	295,148	-123,639	378,093	-443,346	-284,859	-158,487	-400,832	-42,514
ADJUSTED NET OPERATING INCOME (LO	524,876	9,441	515,435	-65,832	590,708	-544,250	66,084	-610,334	3,646	-547,896

Memorandum



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

AGENCY BALANCE SHEET

July 2025:

Overall **Cash** position decreased **\$1M** YTD.

- Public Housing & capital funds had a decrease of **\$1,983,471**
- HIO: had a decrease of **\$443,195**
- Section 8 Programs: had an increase of **\$711,071**
- Central Office: had an increase of **\$10,717**

Accounts Receivable had a decrease of **\$260,475** YTD

- Operating A/R had a decrease of **\$187,174**
- A/R Inter-property had a decrease of **\$78,058**
- Tenant Receivables had a decrease of **\$123,557**
- A/R Promissory Notes had an increase of **\$128,314**

Prepaid Assets had an increase of **\$538,177** YTD

Total Assets increased **\$3,416,684** YTD; \$3.9M due to overstated A/D in prior years (audit correction)

Total Liabilities decreased **\$213,711** YTD, all due to decreases in current liabilities.

Current Liabilities decreased **\$216,046** YTD

- Unearned Revenue increased **\$23,442**
- Accounts Payable decreased **\$402,195**
- Accrued Fees decreased **\$78,058**
- Inter-fund Payables increased **\$343,339**

Memorandum



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

AGENCY INCOME STATEMENT

Total Revenue is \$7.6M more than PYTD revenue. Revenue is better to budget by \$8.4M YTD.

Total Operating Expenses are \$1.8M higher than PYTD, worse to budget by \$2.4M.

HAP Expenses (Section 8/HCV) are \$2.8M more than PYTD, worse to budget by \$2.8M.
Current year net income in HCV is \$551k vs. \$657k loss PYTD.

Adjusted Net Operating Income (ANOI) was \$4,041,850 compared to budget ANOI of \$16,175 and PY ANOL of \$394,937.

6.7. Development

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – August 2025

Capital Funds Project Status update as of 08/25/2025

Project	Comments
<u>COMPLETED</u>	
Bayview commercial HVAC replacement	August 2025
Lead risk assessments	August 2025
<u>IN PROGRESS</u>	
Annex renovation A&E	Estimated completion
Key management system	Estimated completion September 2025
Park South, Jackson boiler rebuilds	Estimated completion September 2025
Site drainage A&E	Estimated completion September 2025
Crown unit renovation	Estimated completion September 2025
Jackson thermostat replacements	Estimated completed October 2025
Park South Tower window replacements	Estimated completion November 2025
Kay Jay Tower shower replacements	Estimated completion March 2025
Jackson Tower plumbing stack replacements	Estimated completion mid-2026
<u>IN DEVELOPMENT</u>	
Kay Jay unit renovation	Awarded, will commence September 2025
Jackson unit renovation	Awarded, will commence September 2025
Annex reconfiguration / renovation	Will solicit based on A&E deliverables
Multifamily exterior repairs	Developing scope
Alamo lead paint remediation	Developing scope
Physical needs assessment / energy audit	Planning
Crown Tower waterproofing	Planning

Capital Funds Grant Status Update as of 08/25/2025

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	\$7,102,136	99.83%	\$7,102,136	99.83%	Expended, final reconciliation in progress
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$864,278	40.29%	\$2,180,051	101.63%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,273,745	73.52%	\$7,120,281	99.26%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$5,153,760	69.34%	\$6,445,715	86.72%	Obligation in progress
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$2,638,525	35.00%	\$2,649,835	35.15%	Obligation in progress

INACTIVE GRANTS

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

Procurement Monthly Report – August 2025

GENERAL UPDATES

- Updated OHA Procurement policy expected for Board review and approval in November 2025
- The Procurement team has begun scheduling 1-on-1 meetings with vendors at the time of contract renewals, the goals of building better relationships, increasing solicitation participation rates, and improving vendor compliance with OHA and HUD policies.

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

<i>CONTRACT ACTIVITY</i>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Window Replacement A&E	Prochaska and Associates	Amendment	N/A
Hazardous Materials Consulting	Terracon	Amendment	N/A
Hazardous Materials Abatement	Multiple	Amendment	1 x 100% MBE
Vacant Unit Security	DAWGS, Inc	Amendment	N/A
Trash Removal	Multiple	Amendment	6 x 100% MBE, 1 x 51% WBE

<i>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATION)</i>			
Project	Vendor	Amount	Contract #
Kay Jay Kitchen Renovations	TCI LLC	\$32,500	23-CONSTRUCTION-83N

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: August 22, 2025

Re: Staffing Report Summary July 25, 2025 – August 22, 2025

Total Open Positions 13

Position(s)	Number of Positions Open	Department	Status
Property Manager	1	Property Management	Reviewing Applications
Assistant Property Manager	1	Property Management	Interviewing
Human Resources Generalist	1	Human Resources	Reviewing Applications
Maintenance Manager	1	Property Management	Reviewing Applications
Maintenance Repairer	2	Property Management	Interviewing
Housing Compliance Specialist	1	Compliance	Reviewing Applications
Project Based Voucher Program Manager	1	HCV	Interviewing
Maintenance Support Assistant	1	Property Management	Checking References
Senior Accountant	1	Finance	Interviewing
Data and Software Specialist	1	IT	Interviewing
Housing Specialist	2	HCV	Interviewing

Total New Hires 4

Title	Number of Positions Filled	Department/Location
Assistant Maintenance Manager	1	Property Management
Housing Specialist	1	HCV
Inspection Clerk	1	Inspections
HCV Property Owner Liaison	1	HCV

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 0

Name	Old Title	New Title	Department	Date

Type of Termination	Number of Employees
Involuntary	1
Voluntary	5

Current Monthly Turnover Rate
3.47%

Annual Turnover Rate (07/2024 – 06/2025)
39.29%

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	200
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	22
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	42
New Enrollment (Case Management)	10
Number of New Community Partnerships	9
Number of Cultural/Recreational Activities (Soccer Training)	23
Referral to FSS/HOP	5
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	25

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

Board Report

Family and Community Services Department

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	150
New Enrollments	4
TANF Recipients	0
Face-to-Face Contact Visit	200+
Virtual Contact Visit	10
Phone Visit	30
ROSS Employment Goals	14
Job Placement	17
Employed Full-Time	49
Employed Part-Time	27
Employment Referrals	0
Education Goals	0
Education Goals Met	153 MCC/UNO
Education Referrals	50
College Enrollment	28
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)	21
Job Readiness Training/Referral and Job Fair	200
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	191

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-135 PH-28
TANF Recipients (Welfare to Work)	HCV-5 PH-3
Recommendation for Graduation	HCV-2 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-1 PH-0
New Enrollment	HCV-0 PH-2
Employment/Job Training/Referrals (YTD)	122
Post-Secondary Education (YTD)	HCV-25 PH-3
Employed full-time (YTD)	HCV-102 PH-22
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	59
Asset Development (Escrows)	HCV-\$533,308.00 PH-\$48,326.00 Total-\$581,634.00
Life Skills	63
Service Coordination (PCC)	18
In-Person/Zoom/Phone Meetings	45
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.	\$72,529.00

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.*
- *We received 23 new FSS applications and, in the process, enrolled the new participants.*
- *2 FSS participants are recommended for graduation, with a combined escrow total of \$9,751.26.*
- *Met with JCC Foundation and Omaha Chambers to reestablish the Ann Goldstein Outstanding Young Leader Award Scholarship. (Awarded \$2,000 to 3 OHA HS students this month).*
- *Partnership with Operation Hope to reestablish a partnership. Operation HOPE provides expert financial coaching to help you enhance your financial literacy, set realistic goals, and create a plan for achieving economic success.*
- *The Hiring Now Job Fair was a success, drawing over 200 attendees actively seeking new employment opportunities. Community members came with intense interest and high hopes of securing jobs, reflecting the ongoing need for accessible workforce development resources. The strong turnout underscores the importance of continued partnerships with employers and support services to help residents connect with meaningful and sustainable employment. High Employer Participation: Around 20 local and national companies attended, representing industries like healthcare, tech, retail, and manufacturing. During the event, 25+ people were hired on the day of or within a week of the event. There were also some employers still considering hiring more job seekers.*
- *Partnership with Goodwill to provide workshops, training sessions, certification programs, and classes throughout OHA towers.*
- *Coordinators scheduled and conducted in-person and virtual meetings with families to collect necessary signatures on required documents. These included consent forms, updated release forms, and verification documents related to program participation. The response from families was largely positive, with many appreciating the proactive outreach. Over 80 families were assisted in getting the required documents.*
- *Following the success of the Hiring Now Job Fair, which drew over 200 motivated job seekers, several attendees have since reported positive outcomes, including interviews and job offers. The event's strong participation reaffirmed the community's need for accessible workforce development resources. In response, we are strengthening partnerships with local employers and support services to build on this momentum and ensure continued pathways to meaningful, long-term employment for residents*
- *We are actively expanding partnerships with workforce development agencies and vocational training centers to enhance and broaden access to skill-building opportunities.*
- *Charles Drew assisted with mental health counseling at our Highland tower. On July 13th, a tragic event occurred at our Highland Tower location. Charles Drew made services available for the building and was able to assist several residents who witnessed the incident.*
- *As part of our annual Back-to-School initiative, coordinators conducted outreach to local businesses, community organizations, and service providers to build partnerships and secure support for the Back-to-School event. Our efforts were focused on securing sponsorships, resources, and participation to ensure the event is successful and impactful for families and students. Over 30 Community Partners Contacted: Coordinators reached out to a diverse group of potential partners, including nonprofit organizations, health agencies, local businesses, educational institutions, and government entities.*

Board Report

Family and Community Services Department

- *Coordinators reached out to current college students to make updates, making sure information on file reflected participants' current educational status, including school enrollment, attendance records, and any relevant Individualized Education Plans (IEPs). Coordinators worked directly with families to ensure documentation was accurate and up to date.*
- *Creighton University REACH program-OHA continues to partner with Creighton University to assist and help empower residents to be more active in their communities. Five community health workers from Benson, Jackson, Park North, Evans, and South Side Development attended classes at the Simple Foundation to learn more about food and nutrition. This is a continuation of our partnership with Creighton University.*
- *Currently, 25 OHA tenants are still enrolled in either Career Forward or Spring classes at MCC. This partnership strengthens our relationship with MCC, helping pipeline FSS participants and OHA residents access career-centered educational opportunities. The program allows participants to earn college credit toward their chosen degree while receiving an hourly stipend for classroom time. Additional support includes an MCC-assigned coach, scholarship opportunities, and other benefits.*
- *Coordinators continue collaborating with HWS to enhance OHA tenant services by offering employment opportunities and job training, including interview skills workshops, resume development, and career exploration.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue to provide free on-site screenings for blood pressure, body mass index (BMI), pre-diabetes, blood glucose, cholesterol, and other health indicators.*
- *Catholic Charities continues to visit the Towers to host bingo, assist residents with food pantries, and provide rides to medical appointments. (Served over 57 tenants this month)*
- *Youth involvement remains a top priority for our organization. This month, we actively promote scholarship opportunities for 71 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. (21 tenants were referred)*
- *Partnered with United Healthcare to provide educational workshops on health disparities throughout OHA towers. (Hosted seminars and resource fairs, serving 75 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 each location, totaling 56. These numbers change monthly because of new seniors qualifying for benefits and others leaving the program.*
- *The OHA/TSF soccer program reached its highest participation level in history, with over 700 kids engaged in year-round programming. Training is on Mondays, Wednesdays, Thursdays, and Saturdays.*
- *Continued support for 214 OHA/TSF college students across multiple universities, ensuring access to the Scott Foundation Scholarship, which commits over \$300,000 annually.*
- *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*

Board Report

Family and Community Services Department

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. (12 tenants were served this month.)*
- *Conducted over 33 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 13 Community Organizations this month)*

Upcoming Events:

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

- *KETV and Salvation Army Back-2-School event*
- *Omaha Girls Inc. Annual Luncheon.*
- *Ann Goldstein Scholarship Awards.*
- *OHA Free Farmers Market at Crown Town.*
- *OHA's Back-to-School Shoes giveaway event on August 7.*
- *Mayor and Chief of Staff.*
- *Sept. 4, PCC meeting at Habita of Humanity.*
- *Omaha Sister Cities Association 60th Year Anniversary.*
- *Two Tenants' Homeownership closing.*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*
- *LFS Refugee Job Fair 9/5/25.*
- *Promoting Self-Sufficiency through TANF and WIOA Two-Generation Partnerships*
- *CAC monthly meeting*
- *NorthStar meeting*
- *HUD- Partner with Your Local Community College & Link Residents to Low or No-Cost Higher Education!*
- *Momentum Career Empowerment at MCC.*
- *Meeting with the City of Omaha Park and Recreation.*
- *Period Product Drive-TBD*
- *PHA Leadership Training.*
- *NAHRO-Housing Updates*
- *HCV Tenant Association*
- *Nebraska College Tour.*
- *NAHRO Webinar-AI for Small Housing Agencies*
- *NAHRO Webinar- Protect Local Redevelopment Solution and Increase Housing Supply.*
- *The Furniture Project meeting*
- *UNO-DASH and Scholarship meeting.*
- *Urban League-Working Wednesday Career Fair and Resume Review*
- *Charles Drew Community Health Center Flu shots tour*

Board Report

Family and Community Services Department

- *Methodist College students' Mobile clinic*
- *Heartland Workforce Solution meetings*
- *Summer-NAHRO Conference*
- *United Way of Midland Campaign Kick-off 8/28/25*
- *Day of Caring 8/12/25*
- *I Be Black Girl's Annual Summit*
- *Interculture Senior Center's Annual World Bash Event*
- *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: September 4, 2025
 Re: Legal Matters

TORT CLAIMS PENDING PER PSTCA

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

LITIGATION

OHA v State of NE		06/27/25 07/03/25 08/13/25 0916/25	Complaint filed Summons served on State D filed motion to dismiss Hearing motion to dismiss	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24 08/06/25 09/18/25	P complaint filed Settlement negotiations pending Settlement status conference Settlement status conference	US District Ct	PENDING
Bell v OHA	Class action Bedbugs etc	01/06/25 03/25/25 04/24/25 05/22/25 07/08/25 08/14/25	P Complaint filed P amended Complaint filed OHA filed motion to dismiss Ps filed notice under PSTCA P reply to motion to dismiss Hearing OHA motion to dismiss	Douglas County District Court	PENDING
Select Contracting v OHA	Contract	08/18/23 11/12/23 09/25/25	P Complaint filed OHA answer filed Mediation	Douglas County District Court	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 11/03/25 08/25/25	P Complaint filed OHA answer filed Projected trial date P motion to continue trial date	Douglas County District Court	PENDING
OHA v Lide	Eviction rent & Counter claims	04/24/24 05/24/24 08/05/25	Eviction action filed D answer & counterclaims Settlement approved by court	Douglas County County Court	RESOLVED
OHA v Valentine	Eviction 3-day & Jury trial	01/24/25 02/06/25 04/28/25	Eviction action filed D answer & jury trial request Dismissed settled	Douglas County County Court	RESOLVED
OHA v Johnson	Eviction	02/03/25 03/10/25 03/21/25 04/10/25 04/29/25	Hearing w/stipulated order D evicted by constable D Motion to plead his case Hearing on D Motion D Motion dismissed denied	Douglas County County Court	RESOLVED
Silence (Harris) v OHA	Employment discrimination	02/11/25 03/10/25	P Complaint filed Dismissed per stipulation	US District Ct	RESOLVED

Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25	Summons & Complaint served OHA answer filed Pending scheduling conference	Douglas County District Court	PENDING
OHA v Winters	Eviction	06/23/25 07/02/25	Default judgment for OHA T filed appeal No hearing scheduled yet	Douglas County District Court	PENDING
Solomon v. OHA	Small Claims	06/30/25 08/08/25	Small claim filed Dismissed with prejudice default	Douglas County County Court	RESOLVED

HASANI LEE & RELATED CASES

Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed without prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24 11/29/24 12/10/24 01/21/25	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 Ruling under advisement	Douglas County District Court	PENDING
Hasani Lee et al 25-4085		05/30/25 05/22/25 06/27/25 06/27/25 07/07/25 08/01/25 08/26/25	Service of complaint P motion to recuse Judge Srb Judge denies motion recuse Judge OHA motion to dismiss P motion to consolidate cases P motion reassign to Judge Polk Various P filings Hearing on OHA motion	Douglas County District Court	PENDING
Hasani Lee et al 25-6860		08/04/25 08/07/25 08/14/25 08/28/25	Notice of tort claim Withdrawal of tort claim Complaint filed in court Amended complaint filed	Douglas County District Court	PENDING
Hasani Lee v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Toni Wiggins v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Sherman Wells v OHA		05/15/24 10/15/24	Complaint filed Dismissed	Douglas County District Court	RESOLVED
Calloway v. OHA		06/14/24 08/13/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
OHA v Freeman	Eviction rent & Counter claims	08/21/24 08/30/24 09/09/24 03/18/25 04/29/25	Eviction action filed D answer & counterclaims Transferred to district court Settlement agreement signed Dismissed with prejudice	Douglas County District Court	RESOLVED

DISCRIMINATION CLAIMS—TENANTS & PROGRAM PARTICIPANTS

Henry Lee v. OHA	Discrimination	02/26/24 07/31/24 03/13/25	Date of charge Answer filed Decision no reasonable cause	OHRRD	RESOLVED
Johnson v. OHA	Discrimination	3/27/24 05/06/24 03/14/25	Date of charge OHA response submitted VCA executed	HUD	RESOLVED
Kurtenbach v. OHA	Discrimination	5/24/24 6/13/24 03/21/25	Date of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Coleman v. OHA	Discrimination	12/09/24 01/07/25 05/12/25	Date of charge OHA response submitted Settled	OHRRD	RESOLVED
Freeman v OHA	Discrimination	07/23/24 12/13/24 04/14/25	Date of charge OHA response submitted Charge dismissed	OHRRD	RESOLVED
Diaz v. OHA	Discrimination	10/17/24 03/16/25 08/15/25	Notice of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Powell v. OHA	Discrimination	06/30/25 07/29/25	Notice of charge OHA response submitted	OHRRD	PENDING

DISCRIMINATION CLAIMS—EMPLOYEES

Harris v OHA #4	Employment discrimination	01/11/24 03/11/24 03/03/25	Date of notice OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
LA Thomas v. OHA	Employment discrimination	03/05/24 05/15/24 03/21/25	OHA received charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
G Thomas v. OHA	Employment discrimination	03/12/24 05/06/24 03/21/25	OHA received charge OHA response submitted NEOC finds no probable cause	NEOC	RESOLVED
Early v. OHA	Employment discrimination	09/13/24 11/18/24 04/24/25 06/02/25 07/18/25	Notice of charge OHA Response filed Amended charge served Response to amended charge NEOC finds no reasonable cause	NEOC	RESOLVED
Cobb v. OHA	Employment discrimination	11/12/24 02/19/25 08/06/25	Notice of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Davis v. OHA	Employment discrimination	04/21/25 07/12/25	Charge served OHA response submitted	NEOC	PENDING

JULY 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	15	24	6	16	2	0	63
Lease	17	33	2	5	2	0	59
Criminal/HSW	2	0	0	1	0	0	3
7/25 Totals	34	57	8	22	4	0	125
06/25 Totals	27	54	6	22	16	0	125
05/25 Totals	6	3	2	1	1	1	14
04/25 Totals	10	6	0	2	1	0	19
03/25 Totals	0	3	7	0	1	0	11
02/25 Totals	1	7	3	0	2	0	13
01/25 Totals	7	14	2	5	0	0	28
12/24 Totals	3	9	1	0	0	0	13
11/24 Totals	5	10	2	0	0	0	17
10/24 Totals	9	9	5	8	0	0	31
09/24 Totals	10	4	1	3	0	0	18
08/24 Totals	5	0	1	0	0	0	6
07/24 Totals	3	6	2	12	0	0	23
06/24 Totals	0	0	0	0	0	0	0
05/24 Totals	12	9	2	18	1	1	43
04/24 Totals	4	1	1	2	0	0	8
03/24 Totals	1	3	1	1	0	0	6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	52	51	17	44	1	1	166

6.12. Quality Improvement

Memorandum



To: OHA Board of Commissioners

Date: September 4, 2025

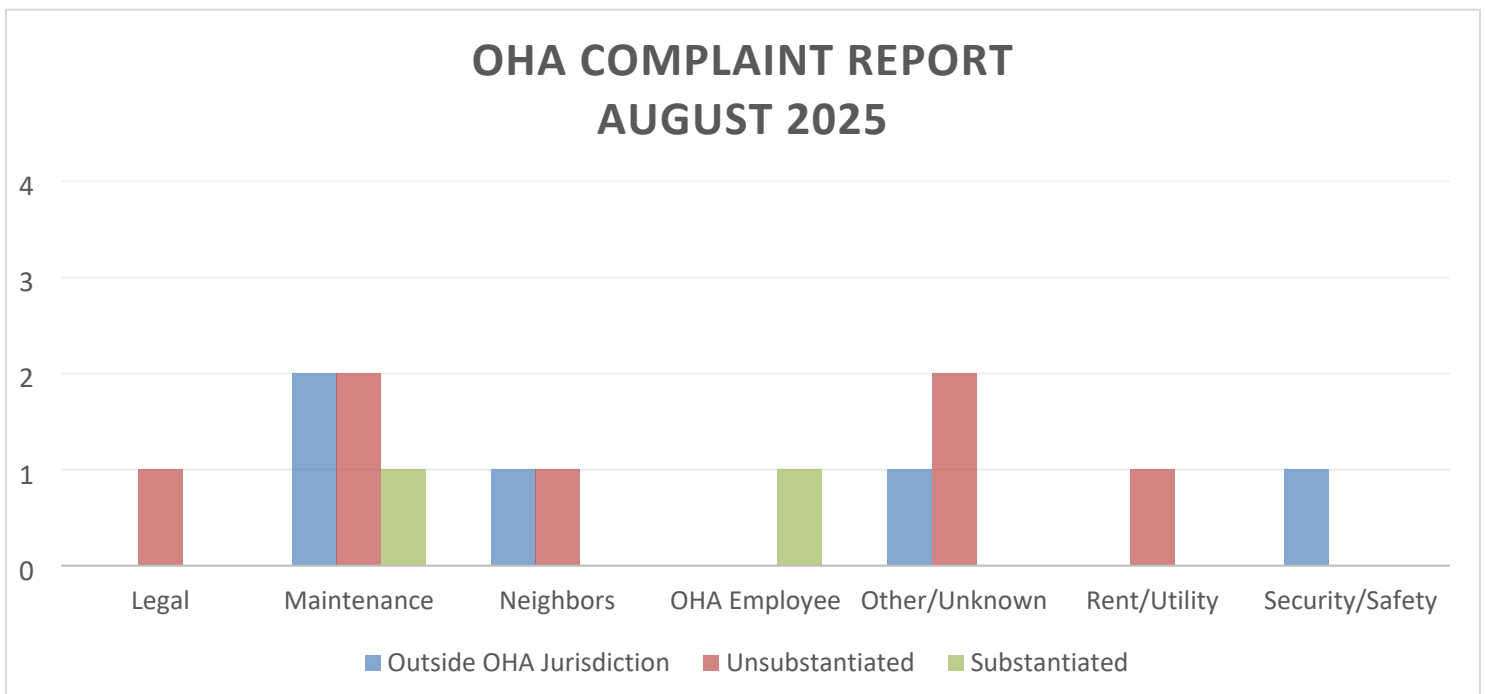
Re: Complaint Report - August 2025

Reporting Period	August 1-31, 2025
Total Complaints this Period	14
Number of Complaints Substantiated	2 (14.3%)
Average Resolution Time	5.07 Days

Disposition categories have been updated to:

- **Pending:** Complaints currently under investigation or awaiting resolution.
- **Substantiated:** Complaints that were found to have merit and resulted in corrective action.
- **Unsubstantiated:** Complaints that were investigated but found to lack sufficient evidence or did not violate OHA policy/procedure.
- **Outside OHA Jurisdiction:** Complaints that pertain to issues outside OHA’s authority.

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Legal	0	1	0	0	1
Maintenance	2	2	1	0	5
Neighbors	1	1	0	0	2
OHA Employee	0	0	1	0	1
Other/Unknown	1	2	0	0	3
Rent/Utility	0	1	0	0	1
Security/Safety	1	0	0	0	1
TOTAL	5	7	2	0	14



Memorandum



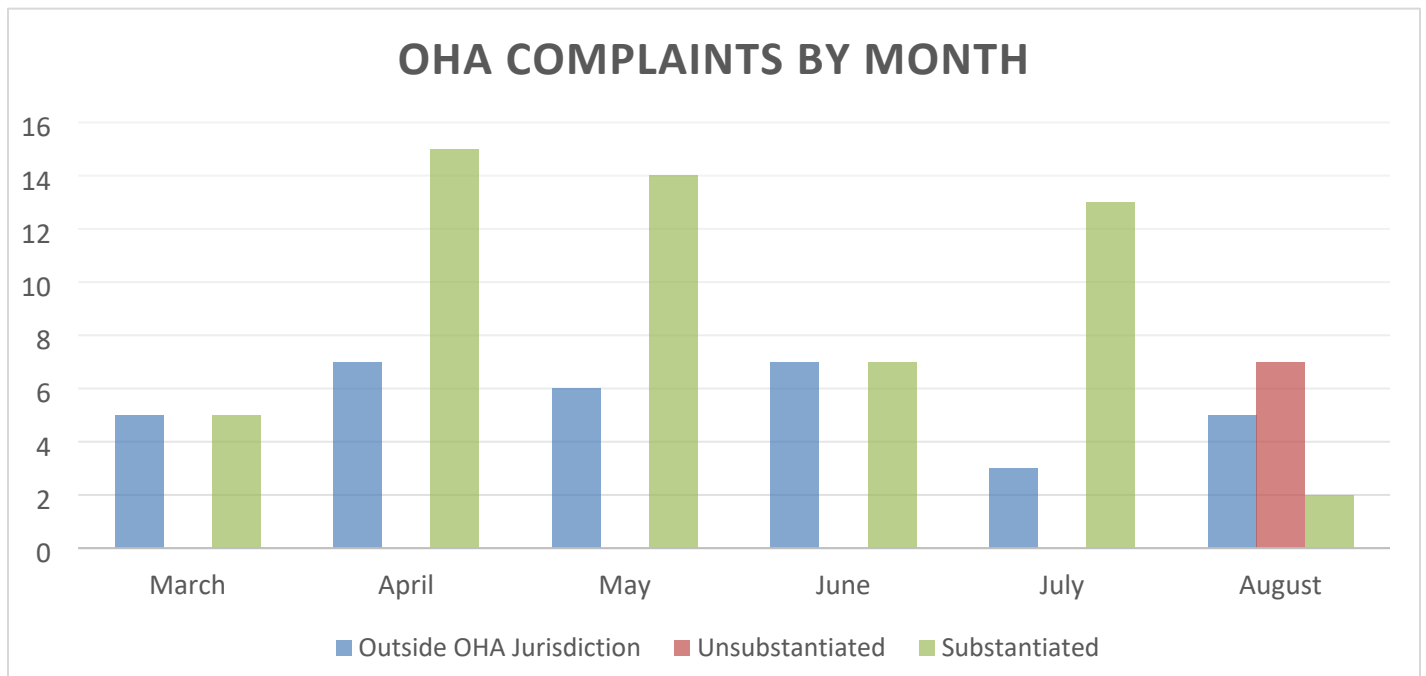
To: OHA Board of Commissioners

Date: September 4, 2025

Re: Complaint Report - 2025

Reporting Period	2025
Total Complaints Received this Period	96
Number of Complaints Substantiated	56 (58.3%)
Average Resolution Time	3.9 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Discrimination	0	0	4	0	4
Grievance	0	0	1	0	1
Legal	0	1	4	0	5
Maintenance	7	2	8	0	17
Neighbors	5	1	16	0	22
OHA Employee	0	0	7	0	7
Other/Unknown	5	2	4	0	11
Pest	6	0	2	0	8
Rent/Utility	3	1	8	0	12
Security/Safety	7	0	2	0	9
TOTAL	33	7	56	0	96



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