

OHA Special Meeting of the Board of
Commissioners
Wednesday, February 25, 2026 2:00 PM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. ACTION ITEMS FOR CONSIDERATION
 - 4.1. Resolution 2026-05 SEMAP

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Omaha Housing Authority	12/31/2025	02/25/2026

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes No

***See Attached**

Enter FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes No

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes No

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response

Yes

No

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes

No

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

Memorandum



To: Board of Commissioners
From: Philisa Smith
Date: February 25, 2026
Re: Section 8 Management Assessment Program

Section Eight Management Assessment Program (SEMAP) 2025

Omaha Housing Authority
Housing Choice Voucher Program

January 1, 2025 - December 31, 2025
Score: 105/135
Percentage: 78% = Standard Performer

Board Summary

This document provides a streamlined overview of the 2025 SEMAP performance results for the Housing Choice Voucher Program. It summarizes compliance rates, scores across all indicators, and departmental responsibilities while clarifying HUD requirements and OHA procedures.

The Omaha Housing Authority (OHA) conducted its annual Section 8 Management Assessment Program (SEMAP) review for the period of January 1 to December 31, 2025. The purpose of this assessment is to evaluate performance across all required indicators governing the Housing Choice Voucher (HCV) Program.

Each SEMAP indicator measures critical compliance functions such as income determinations, reasonable rent assessments, inspections, enforcement procedures, lease-up rates, and administrative plan adherence.

OHA's total score for FY2025 was 105 out of 135, classifying the agency as a *Standard Performer*.

Sampling and verification were conducted across multiple operational units, including Inspections, Leasing, Recertification, adjusted income, and Program Oversight. High-scoring areas included HQS Enforcement, Utility Allowance Schedule, Pre-Contract HQS Inspections, Adjusted Income Determination, and Annual HQS Inspections, all of which achieved full points. Areas requiring improvement include Waiting List Selection and Rent Reasonableness, which fell short of HUD's compliance thresholds.

SEMAP 2025 Indicator One: Selection from the Waiting List

The HCV Program Manager ensures that OHA has written policies in its administrative plan for selecting applicants from the waiting list and that these policies are being followed when selecting applicants for admission from the waiting list.

This indicator requires two samples. One sample is derived from those applicants who were housed with OHA. The other samples are those applicants who reached the top of the

Score: 0/15

Indicator 1: Selection from the Waiting List
Sample: 26 Discrepancies: 01
Compliance Rate: 96%. Need at least 98%

SEMAP 2025 Indicator Two: Reasonable Rent

The Section 8 Supervisor is responsible for maintaining a written rent reasonableness methodology that complies with HUD regulations and that this methodology is being followed at the time of processing initial leasing (move-in), rental adjustment, or when there is a 5% or more decrease in the published Fair Market Rent. This indicator is worth 20 points if 98% of the files sampled are correct and 15 points if at least 80% of the sample files are correct.

Score: 15/20

Indicator 2: Reasonable Rent
Sample: 41 Discrepancies: 05
Compliance Rate: 88 %

SEMAP 2025 Indicator Three: Determination of Adjusted Income

Housing Specialists are responsible for verifying and correctly determining annual adjusted income for each assisted family at the time of new admission and continued eligibility for Section 8 assistance. Twenty points are earned if 90% or more of the files sampled do not have an error: Fifteen points are earned if between 80-90% of files sampled are correct.

Score: 20/20

SEMAP Indicator 3: Determination of Adjusted Income
Sample: 41 Discrepancies: 03
Compliance Rate: 93 %

SEMAP 2025 Indicator Four: Utility Allowance Schedule

The HCV Director is responsible for reviewing and updating the Utility Allowance Schedule. The Director ensures that the Utility Allowance Schedules are being reviewed annually and that the revised schedules are being implemented in the event of a 10% or more change in any utility rate or when consumption rates increase substantially.

Score: 5/5

Indicator 4: Utility Allowance Schedule
Compliance Rate: 100 %

SEMAP 2025 Indicator Five: Housing Quality Standards Quality Control (QC) Inspections

The Inspection Manager is responsible for the SEMAP indicator. The Manager must ensure that a sample of units under contract receives a QC Inspection. The QC sample must be drawn from recently completed annual inspections and must represent a cross-section of neighborhoods and inspectors. Applying the HUD sampling formula to the number of units under contract during the fiscal year, OHA must conduct at least 60 QC inspections yearly. OHA conducted 97 QC inspections.

Score: 5/5

SEMAP Indicator Five: Housing Quality Standards Quality Control (QC) Inspection
Sample: 97 QC Inspections
Compliance Rate: 100 %

SEMAP 2025 Indicator Six: HQS Enforcement

The Inspections Department is responsible for this SEMAP indicator. The Department must make certain that any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection; all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or with any OHA-approved extension; and in cases where HQS deficiencies are not corrected promptly, enforcement is initiated (i.e. abate or terminate housing assistance payments beginning no later than the first month following the specified correction period).

Score: 10/10

SEMAP Indicator 6: HQS Enforcement
Sample: 31 Discrepancies: 0
Compliance Rate: 100%

SEMAP 2025 Indicator Seven: Expanding Housing Opportunities

A summary of this indicator’s requirement is listed below:

Has written policies in the Administrative Plan including actions that it will take to encourage property owners outside minority and poverty concentration; to participate in the program and delineates areas that OHA considers areas of poverty and minority concentration.

Possess evidence that it implements such actions as stated in the Administrative Plan.

Provides maps of such properties (within and beyond its jurisdiction) and maps containing neighborhood supportive services.

A list of such owners is provided in the briefing package.

Explains portability and provides portability information in the information package.

OHA needs to provide participants with portability information, maps, and owners interested in participating in the program. This information is given out in briefing packets at the time of the voucher issuance.

Score: 0/5

SEMAP Indicator Seven: Expanding Housing Opportunities
2025
Compliance Rate: 67%

SEMAP 2025 Indicator Eight: Payment Standard

The Housing Choice Voucher Director is responsible for this indicator. The Director must ensure that OHA implements a payment standard schedule that establishes amounts that do not exceed 110 percent of the current published Small Area Fair Market Rents, and which are not less than 90 percent of the current applicable published Small Area Fair Market Rents. OHA has reviewed the Fair Market Rents and current Payment Standards and made the necessary adjustments.

Score: 5/5

Omaha Metro FMR Area Small Area Payment Standards by Unit Bedrooms Effective 1/1/2025

*Table 2: OHA Payment Standards

PS FY 25 ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom	Seven-Bedroom	Eight-Bedroom	Nine-Bedroom	%SAFMR
FY 24 PS	\$1,074	\$1,165	\$1,404	\$1,874	\$2,079	\$2,390	\$2,702	\$3,014	\$3,326	\$3,638	120%
68046	\$1,224	\$1,296	\$1,560	\$2,076	\$2,304	\$2,649	\$2,995	\$3,340	\$3,686	\$4,032	120%
68102	\$1,230	\$1,310	\$1,570	\$2,090	\$2,320	\$2,668	\$3,016	\$3,364	\$3,712	\$4,060	100%
68104*	\$1,068	\$1,140	\$1,368	\$1,812	\$2,028	\$2,331	\$2,636	\$2,940	\$3,244	\$3,548	120%
68105	\$1,104	\$1,176	\$1,404	\$1,860	\$2,076	\$2,386	\$2,698	\$3,009	\$3,321	\$3,632	120%
68106	\$1,184	\$1,253	\$1,506	\$2,001	\$2,231	\$2,565	\$2,900	\$3,234	\$3,569	\$3,904	115%
68107	\$1,116	\$1,176	\$1,416	\$1,884	\$2,088	\$2,401	\$2,714	\$3,027	\$3,340	\$3,654	120%
68108	\$1,188	\$1,260	\$1,512	\$2,004	\$2,232	\$2,566	\$2,901	\$3,236	\$3,571	\$3,906	120%
68110*	\$1,020	\$1,080	\$1,296	\$1,716	\$1,920	\$2,208	\$2,496	\$2,784	\$3,072	\$3,360	120%
68111*	\$984	\$1,056	\$1,272	\$1,692	\$1,872	\$2,152	\$2,433	\$2,714	\$2,995	\$3,276	120%
68112	\$1,253	\$1,334	\$1,598	\$2,127	\$2,357	\$2,710	\$3,064	\$3,417	\$3,772	\$4,125	115%
68113	\$1,386	\$1,474	\$1,771	\$2,354	\$2,618	\$3,010	\$3,403	\$3,796	\$4,188	\$4,581	110%
68114	\$1,276	\$1,357	\$1,633	\$2,173	\$2,415	\$2,777	\$3,139	\$3,501	\$3,864	\$4,226	115%
68116	\$1,309	\$1,386	\$1,661	\$2,211	\$2,453	\$2,820	\$3,188	\$3,556	\$3,924	\$4,292	110%
68117	\$1,276	\$1,357	\$1,633	\$2,173	\$2,415	\$2,777	\$3,139	\$3,501	\$3,864	\$4,226	115%
68118	\$1,470	\$1,560	\$1,870	\$2,480	\$2,760	\$3,174	\$3,588	\$4,002	\$4,416	\$4,830	100%
68122	\$1,276	\$1,353	\$1,628	\$2,167	\$2,409	\$2,769	\$3,131	\$3,492	\$3,854	\$4,215	110%
68123	\$1,230	\$1,299	\$1,564	\$2,081	\$2,311	\$2,657	\$3,004	\$3,351	\$3,698	\$4,044	115%
68124	\$1,207	\$1,288	\$1,541	\$2,047	\$2,277	\$2,618	\$2,960	\$3,301	\$3,643	\$3,984	115%
68127	\$1,176	\$1,248	\$1,500	\$1,992	\$2,220	\$2,552	\$2,886	\$3,218	\$3,552	\$3,884	120%
68128	\$1,219	\$1,299	\$1,552	\$2,058	\$2,300	\$2,645	\$2,990	\$3,335	\$3,680	\$4,025	115%
68130	\$1,370	\$1,460	\$1,750	\$2,320	\$2,590	\$2,978	\$3,367	\$3,755	\$4,144	\$4,532	100%
68131*	\$1,068	\$1,140	\$1,368	\$1,812	\$2,028	\$2,331	\$2,636	\$2,940	\$3,244	\$3,548	120%
68132*	\$1,032	\$1,092	\$1,308	\$1,740	\$1,932	\$2,221	\$2,511	\$2,800	\$3,091	\$3,380	120%
68133	\$1,300	\$1,380	\$1,660	\$2,210	\$2,450	\$2,817	\$3,185	\$3,552	\$3,920	\$4,287	100%
68134	\$1,128	\$1,200	\$1,440	\$1,908	\$2,124	\$2,442	\$2,761	\$3,079	\$3,398	\$3,716	120%
68135	\$1,480	\$1,580	\$1,890	\$2,510	\$2,790	\$3,208	\$3,627	\$4,045	\$4,464	\$4,882	100%
68136	\$1,340	\$1,430	\$1,710	\$2,270	\$2,530	\$2,909	\$3,289	\$3,668	\$4,048	\$4,427	100%
68137	\$1,288	\$1,368	\$1,644	\$2,185	\$2,426	\$2,789	\$3,154	\$3,517	\$3,882	\$4,245	115%
68138	\$1,116	\$1,188	\$1,428	\$1,896	\$2,112	\$2,428	\$2,745	\$3,062	\$3,379	\$3,696	120%
68142	\$1,300	\$1,380	\$1,650	\$2,190	\$2,440	\$2,806	\$3,172	\$3,538	\$3,904	\$4,270	100%
68144	\$1,128	\$1,200	\$1,440	\$1,908	\$2,124	\$2,442	\$2,761	\$3,079	\$3,398	\$3,716	120%
68147	\$1,176	\$1,248	\$1,500	\$1,992	\$2,220	\$2,552	\$2,886	\$3,218	\$3,552	\$3,884	120%
68152*	\$1,056	\$1,116	\$1,344	\$1,788	\$1,992	\$2,290	\$2,589	\$2,888	\$3,187	\$3,486	120%
68154	\$1,176	\$1,248	\$1,500	\$1,992	\$2,220	\$2,552	\$2,886	\$3,218	\$3,552	\$3,884	120%
68164	\$1,288	\$1,368	\$1,644	\$2,185	\$2,426	\$2,789	\$3,154	\$3,517	\$3,882	\$4,245	115%

The following indicators are scored through Public and Indian Housing Information Center (PIC) Database, where the PHA submits the HUD 50058 forms detailing the Family Report. To be scored, a PHA must have a PIC system reporting rate of at least 95%

SEMAP 2025 Indicator Nine: Annual Re-examinations

This indicator assesses whether an annual re-examination for each participant's family is completed and successfully submitted to HUD through PIC. These must be submitted for each family at least every 12 months. The compliance rate for this indicator is calculated based on 50058 submissions. Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: under 5% =10 points; 5% -10% = 5 points; greater than 10% = 0 points.

Score: 10/10

SEMAP Indicator 9: Annual Re-examinations
Compliance Rate: 96%
Percent Overdue: 4%

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of at least 95 percent by the PHA's fiscal year-end. If this threshold is not met, the PHA will receive zero points for these four indicators.

SEMAP 2025 Indicator Ten: Correct Tenant Rent Calculation

Responsibility for this SEMAP indicator is shared between the Leasing & Recertification Departments. This indicator assesses whether the family's share of the rent to the owner is correctly calculated.

Score: 5/5

SEMAP Indicator Ten: Correct Tenant Rent Calculation
2025
Compliance Rate: 100%

SEMAP 2025 Indicator Eleven: Pre-Contract Housing Quality Standards

The Leasing Department is responsible for this indicator. The Department ensures that all newly leased units pass HQS inspection on or before the beginning date of the assisted lease and HAP contract. To receive points for this indicator the reporting rate must be 95%.

Score: 5/5

SEMAP Indicator Eleven: Pre-Contract Housing Quality Standards
Compliance Rate: 100%
Percent Overdue: 0%

SEMAP 2025 Indicator Twelve: Annual HQS Inspection

The Inspection Manager is responsible for this indicator. The indicator requires that OHA inspect each unit under contract at least annually. Ten points are awarded if fewer than 5% of annual HQS inspections of units under contract are overdue or 5 points if 5% to 10% of annual HQS are overdue.

Score: 10/10

SEMAP Indicator 12: Annual HQS Inspections
Compliance Rate: 100%
Percent Overdue: 0%

SEMAP 2025 Indicator Thirteen: Lease-Up

The Housing Choice Voucher Director and Finance Department is responsible for monthly monitoring of the dollar and unit utilization. The Housing Choice Voucher Director analyzes all variables that affect utilization rates and starts or stops voucher issuance accordingly.

If the percentage of units leased during the last PHA fiscal year was 98% or more, or the percent allocated budget authority expending during the last PHA fiscal year was 98% or more the housing authority earns 20 points.

If the percentage of units leased during the last PHA fiscal year was 95-97%, or the percent of allocated budget authority expended during the last PHA fiscal year was 95-97% the housing authority earns 15 points.

If the percentage of units leased during the last PHA fiscal year was less than 95% and the percent of the allocated budget authority expended during the last PHA fiscal year was less than 95% the housing authority earns 0 points.

The Housing Choice Voucher allocation is 5359. The program utilized 96% of the vouchers.

Score: 15/20

SEMAP Indicator Thirteen: Lease-Up
VMS Actual Units Leased: 4103
Compliance Rate: 96%

SEMAP 2025 Indicator Fourteen: Family-Self Sufficiency Program:

Score: N/A

SEMAP Indicator Fourteen: Family Self-Sufficiency Program:
Not Applicable (OHA has exceeded the number of mandatory slots)

SEMAP Indicator Fifteen: Deconcentration Bonus

The indicator requirements are listed below:

Half or more of all voucher families with children assisted by the PHA in its principal operating area at the end of the last completed PHA fiscal year do not reside in low-poverty census tracts; and

The percentage of voucher mover families with children who moved to low-poverty census tracts in the PHA fiscal year is at least 2% points higher than the percent of all voucher families with children who reside in low-poverty census tracts at the end of the second to the last complete PHA fiscal year.

Or the percentage of voucher families with children who moved to low-poverty census tracts in the PHA’s principal operating area over the last 2 completed PHA fiscal year is at least 2 percentage points higher than the percentage of all voucher families with children who reside in low poverty census tracts at the end of the second to the last completed PHA.

Score: N/A

SEMAP Indicator Fifteen: Deconcentration Bonus
The Housing Choice Voucher Department did not pursue the Deconcentration Bonus.

Memorandum



To: Board of Commissioners

From: Philisa Smith

Date: February 25, 2026

Re: Section 8 Management Assessment Program

SEMAP 2025 Indicator Table

Indicator	Sample Size	Discrepancies	Compliance %	OHA Score	Max Points
1. Waiting List Selection	26	1	96%	0	15
2. Reasonable Rent	41	5	88%	15	20
3. Adjusted Income	41	3	93%	20	20
4. Utility Allowance	4	0	100%	5	5
5. HQS QC Inspections	97	0	100%	5	5
6. HQS Enforcement	31	0	100%	10	10
7. Expanding Housing Opportunities	N/A	N/A	67%	0	5
8. Payment Standards	N/A	N/A	100%	5	5
9. Annual Re-exams	N/A	N/A	96%	10	10
10. Correct Tenant Calculations	N/A	N/A	100%	5	5
11. Pre-Contract HQS	N/A	N/A	100%	5	5
12. Annual HQS	N/A	N/A	100%	10	10
13. Lease-Up	N/A	N/A	96%	15	20
14. FSS Program	N/A	N/A	N/A	N/A	N/A
15. Deconcentration Bonus	N/A	N/A	N/A	N/A	N/A

*Total Points Excluding Bonus 105/135

*Standard Performer =78%

RESOLUTION NO. 2026 - 05

SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION

WHEREAS the U.S Department of Housing and Urban Development (HUD) requires that the Board of Commissioners of the Housing Authority of the City of Omaha (OHA) approve the Section 8 Management Assessment Program (SEMAP) Certification before submission to HUD; and

WHEREAS the certification has been completed with OHA receiving 105 points out of the maximum 135; and

WHEREAS the OHA staff recommends that the OHA Board of Commissioners approve the attached Section 8 Management Assessment Program Certification.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the attached Section 8 Management Certification.

This resolution shall take effect immediately.

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 February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.2. Resolution 2026-06 HCV Administrative Plan Changes

Chapter 4

APPLICATIONS, WAITING LIST AND TENANT SELECTION

INTRODUCTION

When a family wishes to receive assistance under the HCV program, the family must submit an application that provides the PHA with the information needed to determine the family's eligibility. HUD requires the PHA to place all families that apply for assistance on a waiting list. When HCV assistance becomes available, the PHA must select families from the waiting list in accordance with HUD requirements and PHA policies as stated in the administrative plan and the annual plan.

The PHA is required to adopt clear policies and procedures for accepting applications, placing families on the waiting list, and selecting families from the waiting list, and must follow these policies and procedures consistently. The actual order in which families are selected from the waiting list can be affected if a family has certain characteristics designated by HUD or the PHA that justify their selection. Examples of this are the selection of families for income targeting and the selection of families that qualify for targeted funding.

HUD regulations require that all families have an equal opportunity to apply for and receive housing assistance, and that the PHA affirmatively further fair housing goals in the administration of the program [24 CFR 982.53, HCV GB p. 4-1]. Adherence to the selection policies described in this chapter ensures that the PHA will be in compliance with all relevant fair housing requirements, as described in Chapter 2.

This chapter describes HUD and PHA policies for taking applications, managing the waiting list and selecting families for HCV assistance. The Omaha Housing Authority (OHA) will be referred to as the Public Housing Authority (PHA) or simply as the PHA throughout the Administrative Plan. The policies outlined in this chapter are organized into three sections, as follows:

Part I: The Application Process. This part provides an overview of the application process, and discusses how applicants can obtain and submit applications. It also specifies how the PHA will handle the applications it receives.

Part II: Managing the Waiting List. This part presents the policies that govern how the PHA's waiting list is structured, when it is opened and closed, and how the public is notified of the opportunity to apply for assistance. It also discusses the process OHA will use to keep the waiting list current.

Part III: Selection for HCV Assistance. This part describes the policies that guide the PHA in selecting families for HCV assistance as such assistance becomes available. It also specifies how in-person interviews will be used to ensure that OHA has the information needed to make a final eligibility determination.

PART I: THE APPLICATION PROCESS

4-I.A. OVERVIEW

This part describes the PHA policies for making applications available, accepting applications making preliminary determinations of eligibility, and the placement of applicants on the waiting list. This part also describes the PHA's obligation to ensure the accessibility of the application process to elderly persons, people with disabilities, and people with limited English proficiency (LEP).

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, pp. 4-11 – 4-16, Notice PIH 2009-36]

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the PHA to determine the format and content of HCV applications, as well how such applications will be made available to interested families and how applications will be accepted by the PHA. The PHA must include Form HUD-92006, Supplement to Application for Federally Assisted Housing, as part of the PHA's application.

PHA Policy

Depending upon the length of time that applicants may need to wait to receive assistance, the PHA may use a one-or two-step application process.

A one-step process will be used when it is expected that a family will be selected from the waiting within 60 days of the date of application. At application, the family must provide all ~~of the~~ information necessary to establish family eligibility and level of assistance.

A two-step process will be used when it is expected that a family will not be selected from the waiting list for at least 90 days from the date of application. Under the two-step application process, the PHA initially will require families to provide only the information needed to make an initial assessment of the family's eligibility and to determine the family's placement on the waiting list. The family will be required to provide all ~~of the~~ information necessary to establish family eligibility and level of assistance when the family is selected from the waiting list.

Completed applications must be returned to the PHA by mail, email, by fax, or submitted in person during normal business hours. Applications must be complete in order to be accepted by the PHA for processing. If an application is incomplete, the PHA will notify the family of the additional information required.

4-I.C. ACCESSIBILITY OF THE APPLICATION PROCESS

Elderly and Disabled Populations [24 CFR 8 and HCV GB, pp. 4-11 – 4-13]

The PHA must take steps to ensure that the application process is accessible to those people who might have difficulty complying with the normal, standard PHA application process. This could include people with disabilities, certain elderly individuals, as well as persons with limited English proficiency (LEP). The PHA must provide reasonable accommodation to the needs of individuals with disabilities. The application-taking facility and the application process must be fully accessible, or the PHA must provide an alternate approach that provides full access to the application process. Chapter 2 provides a full discussion of the PHA's policies related to providing reasonable accommodations for people with disabilities.

Limited English Proficiency

PHAs are required to take reasonable steps to ensure equal access to their programs and activities by persons with limited English proficiency [24 CFR 1]. Chapter 2 provides a full discussion on the PHA's policies related to ensuring access to people with limited English proficiency (LEP).

4-I.D. PLACEMENT ON THE WAITING LIST

The PHA must review each complete application received and make a preliminary assessment of the family's eligibility. The PHA must accept applications from families for whom the list is open unless there is good cause for not accepting the application (such as denial of assistance) for the grounds stated in the regulations [24 CFR 982.206(b)(2)]. Where the family is determined to be ineligible, the PHA must notify the family in writing [24 CFR 982.201(f)]. Where the family is not determined to be ineligible, the family will be placed on a waiting list of applicants.

No applicant has a right or entitlement to be listed on the waiting list, or to any particular position on the waiting list [24 CFR 982.202(c)].

Ineligible for Placement on the Waiting List

PHA Policy

If the PHA can determine from the information provided that a family is ineligible, the family will not be placed on the waiting list. Where a family is determined to be ineligible, the PHA will send written notification of the ineligibility determination within 10 business days of receiving a complete application. The notice will specify the reasons for ineligibility and will inform the family of its right to request an informal review and explain the process for doing so (see Chapter 16).

Eligible for Placement on the Waiting List

PHA Policy

The PHA will send written and email notification of the preliminary eligibility determination within 10 business days of receiving a complete application.

Placement on the waiting list does not indicate that the family is, in fact, eligible for assistance. A final determination of eligibility will be made when the family is selected from the waiting list.

~~Applicants will be placed on the waiting list according to the preferences for which the family is qualified and then by the date and time of their complete application. For short term wait list openings, OHA may instead use random selection to select applications and to assign wait list position.~~

Applicants will be placed on the waiting list using a lottery system. Once each application has been randomly assigned a number, the applications will be placed on the waiting list in order of the assigned numbers and according to the PHA preference(s).

PART II: MANAGING THE WAITING LIST

4-II.A. OVERVIEW

The PHA must have policies regarding various aspects of organizing and managing the waiting list of applicant families. This includes opening the list to new applicants, closing the list to new applicants, notifying the public of waiting list openings and closings, updating waiting list information, purging the list of families that are no longer interested in or eligible for assistance, as well as conducting outreach to ensure a sufficient number of applicants.

In addition, HUD imposes requirements on how a PHA may structure its waiting list and how families must be treated if they apply for assistance from a PHA that administers more than one assisted housing program.

4-II.B. ORGANIZATION OF THE WAITING LIST [24 CFR 982.204 and 205]

The PHA's HCV waiting list must be organized in such a manner to allow the PHA to accurately identify and select families for assistance in the proper order, according to the admissions policies described in this plan.

The waiting list must contain the following information for each applicant listed:

- Applicant name;
- Family unit size;
- Date and time of application;
- Qualification for any local preference;
- Racial or ethnic designation of the head of household.

HUD requires the PHA to maintain a single waiting list for the HCV program unless it serves more than one county or municipality. Such PHAs are permitted, but not required, to maintain a separate waiting list for each county or municipality served.

PHA Policy

The PHA will maintain a single waiting list for the HCV program.

HUD directs that a family that applies for assistance from the HCV program must be offered the opportunity to be placed on the waiting list for any public housing, project-based voucher or moderate rehabilitation program the PHA operates if 1) the other programs' waiting lists are open, and 2) the family is qualified for the other programs.

HUD permits, but does not require, that PHAs maintain a single merged waiting list for their public housing, Section 8, and other subsidized housing programs.

A family's decision to apply for, receive, or refuse other housing assistance must not affect the family's placement on the HCV waiting list, or any preferences for which the family may qualify.

PHA Policy

The PHA will not merge the HCV waiting list with the waiting list for any other program the PHA operates.

4-II.C. OPENING AND CLOSING THE WAITING LIST [24 CFR 982.206]

Closing the Waiting List

A PHA is permitted to close the waiting list if it has an adequate pool of families to use its available HCV assistance. Alternatively, the PHA may elect to continue to accept applications only from certain categories of families that meet particular preferences or funding criteria.

PHA Policy

The PHA will provide public notice at least 10 days before closing any waiting list. The waiting list will be closed once the total number of applications to be accepted, as outlined in the public notice for the opening, is reached.

Reopening the Waiting List

If the waiting list has been closed, it will not be reopened until the PHA publishes notice in local newspapers of general circulation, minority media, and other suitable media outlets. The notice must comply with HUD fair housing requirements and must specify who may apply, and where and when applications will be received.

PHA Policy

The PHA will announce the reopening of the waiting list at least 7-10 business days prior to the date applications will first be accepted. If the list is only being reopened for certain categories of families, this information will be contained in the notice.

OHA will give public notice by publishing the relevant information in suitable media outlets, including, but not limited to:

Omaha World-Herald

Omaha Star

El Perico

OHA's website

American Classified

4-II.D. FAMILY OUTREACH [HCV GB, pp. 4-2 to 4-4]

The PHA must conduct outreach as necessary to ensure that the PHA has a sufficient number of applicants on the waiting list to use the HCV resources it has been allotted.

Because HUD requires the PHA to admit a specified percentage of extremely low-income families to the program (see Chapter 4, Part III), the PHA may need to conduct special outreach to ensure that an adequate number of such families apply for assistance [HCV GB, p. 4-20 to 4-21].

PHA outreach efforts must comply with fair housing requirements. This includes:

- Analyzing the housing market area and the populations currently being served to identify underserved populations
- Ensuring that outreach efforts are targeted to media outlets that reach eligible populations that are underrepresented in the program
- Avoiding outreach efforts that prefer or exclude people who are members of a protected class

PHA outreach efforts must be designed to inform qualified families about the availability of assistance under the program. These efforts may include, as needed, any of the following activities:

- Submitting press releases to local newspapers, including minority newspapers
- Developing informational materials and flyers to distribute to other agencies
- Providing application forms to other public and private agencies that serve the low income population
- Developing partnerships with other organizations that serve similar populations, including agencies that provide services for persons with disabilities

PHA Policy

The PHA will monitor the characteristics of the population being served and the characteristics of the population as a whole in the PHA's jurisdiction. Targeted outreach efforts will be undertaken if a comparison suggests that certain populations are being underserved.

4-II.E. REPORTING CHANGES IN FAMILY CIRCUMSTANCES

PHA Policy

While the family is on the waiting list, the family must immediately inform the PHA of changes in contact information, including current residence, mailing address, and phone number. The changes must be submitted in the OHA web portal. ~~in writing~~.

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

HUD requires the PHA to establish policies to use when removing applicant names from the waiting list.

Purging the Waiting List

The decision to withdraw an applicant family that includes a person with disabilities from the waiting list is subject to reasonable accommodation. If the applicant did not respond to a OHA request for information or updates, and OHA determines that the family did not respond because of the family member's disability, OHA must reinstate the applicant family to their former position on the waiting list [24 CFR 982.204(c)(2)].

PHA Policy

The waiting list will be updated as necessary to ensure that all applicant information remains current and timely.

To update the waiting list, the Public Housing Authority (PHA) will send a request via first-class mail or email to each family on the waiting list. This request will determine if the family continues to be interested in and qualifies for the program. The update request will be sent to the last address or email that the PHA has on record for the family. It will also provide a deadline for the family's response and notify them that failure to respond will result in their removal from the waiting list.

The family's response must be submitted through the online portal or in writing. Responses can be delivered in person, by mail, by email, or by fax. All responses should be postmarked or received by the PHA no later than 15 business days from the date of the PHA letter.

If the notice is returned by the post office without a forwarding address, the applicant will be removed from the waiting list without further notice. If the notice is returned with a forwarding address, it will be re-sent to that new address. The family will then have 15 business days from the date the letter is re-sent to respond.

If a family is removed from the waiting list for failure to respond, the PHA may reinstate the family if it is determined that the lack of response was due to an error by the PHA, circumstances beyond the family's control, a family member's disability, or as a direct result of being a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, including any adverse effects resulting from such abuse.

Removal from the Waiting List

PHA Policy

If at any time an applicant family is on the waiting list, the PHA determines that the family is not eligible for assistance (see Chapter 3), the family will be removed from the waiting list.

If a family is removed from the waiting list because the PHA has determined the family is not eligible for assistance, a notice will be sent to the family's address of record as well as to any alternate address provided on the initial application. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal review regarding the PHA's decision (see Chapter 16) [24 CFR 982.201(f)].

PART III: SELECTION FOR HCV ASSISTANCE

4-III.A. OVERVIEW

As vouchers become available, families on the waiting list must be selected for assistance in accordance with the policies described in this part.

The order in which families receive assistance from the waiting list depends on the selection method chosen by the PHA. The source of HCV funding also may affect the order in which families are selected from the waiting list.

The PHA must maintain a clear record of all information required to verify that the family is selected from the waiting list according to the PHA's selection policies [24 CFR 982.204(b) and 982.207(e)].

4-III.B. SELECTION AND HCV FUNDING SOURCES

Special Admissions [24 CFR 982.203]

HUD may award funding for specifically named families living in specified types of units (e.g., a family that is displaced by demolition of public housing; a non-purchasing family residing in a HOPE 1 or 2 projects). In these cases, the PHA may admit families that are not on the waiting list, or without considering the family's position on the waiting list. The PHA must maintain records showing that such families were admitted with special program funding.

The PHA administers Tenant Protection Vouchers and Enhanced Vouchers. These vouchers are provided by HUD specifically for families residing in a HUD-assisted subsidized housing project who may be displaced by housing conversion actions (for example, if an owner of a HUD-subsidized housing project opts out of its contract). Tenant Protection Vouchers and Enhanced Vouchers are tenant-based assistance. In general, the PHA's tenant-based HCV policies apply to special admission vouchers made available for families as the result of housing conversion actions. Enhanced vouchers have unique requirements, including increased payment standards. Families may not apply directly to the PHA to receive this assistance, and The PHA maintains separate waiting lists for this assistance. This assistance is provided only to specific families identified by HUD.

Targeted Funding [24 CFR 982.204(e)]

HUD may award funding for a specified category of families on the waiting list. This is referred to as "targeted funding" because the voucher is targeted to a specific population and has specific selection criteria. The PHA must use this funding only to assist the families within the specified category. When a voucher becomes available that is funded by a specific targeted funding program, The PHA may skip families that do not qualify for the program. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

The following are targeted funding programs, each of which has specific selection criteria and program requirements.

Mainstream Voucher Program

The Mainstream Voucher Program provides housing assistance targeted to nonelderly persons with disabilities.

For purposes of eligibility for Mainstream voucher assistance, HUD uses the definition of “person with disabilities” at 24 CFR 5.403, which is the same definition of “person with disabilities” used for eligibility and deductions, and which is provided in Exhibit 3-1 at the end of Chapter 3.

- The PHA has an existing stock of Mainstream vouchers. Eligibility for these vouchers is limited to “disabled families” in which the head of household, spouse, or co-head is a nonelderly person with disabilities, as defined in Section 3-I.I.

The PHA may pursue application for additional Mainstream vouchers. Under new HUD program rules, eligibility for these vouchers is expanded to include any family that includes a non-elderly person with disabilities. The non-elderly person with disabilities does not have to be the head of household, spouse, or co-head.

Persons may submit applications at any time the PHA’s HCV waiting list is open and accepting new applications. All applicants will be placed on the PHA’s HCV tenant-based waiting list in accord with the PHA’s routine procedures, including local preferences. When a Mainstream voucher becomes available, the PHA will select the next applicant on its waiting list that meets the eligibility criteria for Mainstream voucher assistance.

Family Unification Program, including youths aging out of foster care

HUD’s Family Unification Program (FUP) program is targeted to assist two populations:

- Families for whom the lack of adequate housing is a primary factor in (1) the imminent placement of the family’s child/children in out-of-home care, or (2) delay of discharge of the child/children to the family from out-of-home care;
- Youth aged 18 to 24 who left foster care or will leave foster care within the near future and are homeless or at risk of becoming homeless. In accord with HUD rules, FUP voucher assistance for youths aging out of foster care is limited to 36 months.

At present, the PHA does not receive HUD FUP funding. The PHA may pursue application for FUP voucher funding. FUP program requirements include the following:

Persons may receive FUP assistance only by referral from the DHHS public child welfare agency. Following referral, persons will be placed on the HCV tenant-based waiting list in accordance with routine procedures, including local preferences. When a FUP voucher becomes available, it will be offered to the next applicant on its waiting list that meets the eligibility criteria for FUP voucher assistance.

Veteran Assisted Supportive Housing (VASH)

This program for homeless veterans combines HUD voucher assistance with case management and clinical services provided by the Department of Veterans Affairs (VA). Eligibility is limited to homeless veterans and their families. Persons may receive VASH assistance only by referral from VA case managers. Persons may not apply for VASH assistance directly through the PHA. When a VASH voucher becomes available, the PHA will coordinate with VA case managers for referral to receive assistance.

The PHA will administer its VASH assistance in accord with HUD VASH rules and regulations, which significantly differ from other HCV program rules. Per HUD rules, the PHA's local preferences do not apply to VASH assistance. In addition, many of the PHA's policies for screening, criminal background checks, and denial of assistance are waived under HUD VASH rules.

HOME Tenant-Based Rental Assistance

The HOME Tenant-Based Rental Assistance provides up to 24 months in rental assistance to households that have completed a transitional housing program for the homeless or supportive services program. Persons may receive HOME assistance only by referral from approved transitional housing and supportive housing programs. Persons may not apply for HOME rental assistance directly through the PHA. The PHA administers its HOME rental assistance program in accord with program rules, which may differ from the PHA's HCV policies.

Upon completion of the 24-month period of assistance, HOME TBRA participants who have maintained housing and who are able to meet all eligibility criteria for the HCV program, including the criminal background check, are awarded an HCV voucher. At the PHA's discretion, the PHA may award an HCV voucher to a HOME TBRA participant at an alternate time. This includes cases when a household with HOME TBRA assistance wishes to move to a unit for which voucher assistance must be ported to a different housing authority that does not administer the HOME TBRA program. In every case, a HOME TBRA participant must meet all eligibility criteria for the HCV program, including the criminal background check.

HUD Moderate Rehabilitation Program

The PHA administers project-based voucher assistance for designated properties previously rehabilitated under HUD's moderate rehabilitation program. Applicants are referred to the PHA from the properties waiting list. Once the property determines the family meets the properties screening criteria the applicant is referred to the PHA determination of eligibility. The PHA will screen applicants for eligibility to mod rehab assisted housing units based on mod rehab program guidelines. The PHA administers its mod rehab assistance in accord with HUD program rules, which may differ from the PHA's HCV policies.

Relocation Admissions

Background: The PHA may undertake demolition, disposition, conversion, or redevelopment activities that may require relocation of current residents of public housing or tax credit units owned by the PHA or Housing in Omaha (HIO). Whenever possible, the PHA will apply for Tenant Protection Vouchers (TPVs)—either Relocation TPVs or Replacement TPVs, as appropriate—so that the PHA may provide HCV voucher assistance as a comparable housing option to families subject to relocation. TPVs are considered “special admissions,” and thereby voucher assistance may be provided without opening the wait list, according to “Special Admissions” policies at the beginning of this Section 4-III.B. However, there is no guarantee that HUD will fund 100% of the TPVs needed for the number of families who desire HCV assistance for relocation. In addition, the time required for HUD approval of TPV funding may delay relocation or may limit the relocation options the PHA can offer at the time relocation begins. This policy regarding Relocation Admissions is intended to clarify how the PHA may use its existing HCV voucher stock when needed to cover potential gaps in TPV funding.

HUD Regulations Relevant to OHA’s Relocation Admissions Policies:

- Special admissions permit admission to the HCV program outside the waiting list but are limited to cases when HUD awards voucher funding targeted to families living in specific units, such as TPVs. 24 CFR 982.203.
- Except for special admissions, participants must be selected from the PHA waiting list. The PHA must select participants from the waiting list in accordance with the admission policies in the PHA administrative plan. 24 CFR 982.204(a).
- When the PHA opens a waiting list, the PHA must give public notice that families may apply for tenant-based assistance. 24 CFR 982.206(a)(1).
- The PHA may adopt criteria defining what families may apply for assistance under a public notice. 24 CFR 982.206(b). The public notice must state any limitations on who may apply for available slots in the program. 24 CFR 982.206(a)(3).
- The PHA may establish a system of local preferences for selection of families admitted to the program. PHA selection preferences must be described in the PHA administrative plan. 24 CFR 982.207(a).

PHA Policies for Relocation Admissions:

The PHA at its discretion may open its HCV wait list to accept applications for Relocation Admissions, limited to families who are residents of specified units owned by the PHA or HIO and who are subject to relocation due to the PHA’s demolition, disposition, conversion, or redevelopment activities, as follows:

- Wait list openings for Relocation Admissions will occur only for specified units potentially affected by demolition, disposition, conversion, or redevelopment actions that have been approved by OHA’s Board of Commissioners.
- The PHA will provide public notice of such wait list opening, as provided in Section 4-II.C.
- The public notice will state limitations on who may submit applications.
- Families who apply for HCV assistance under the Relocation Admissions policies must meet the same eligibility, income limits, and the PHA’s screening requirements as regular admissions to the PHA’s HCV Program.

- Families who apply for HCV assistance under the PHA’s Relocation Admissions receive an absolute preference above any other applicants on the HCV wait list, as provided in Section 4-III.C, “Local Preferences.”
- When HUD TPV funding is granted, the PHA may determine to close its wait list for regular HCV vouchers. Remaining families subject to relocation who desire voucher assistance as a relocation option will be provided TPV vouchers administered in accord with HUD requirements and the PHA’s procedures for TPVs, as provided in Section 4-III.B, “Special Admissions.” However, if the TPV funding does not provide sufficient vouchers to serve all families who desire voucher assistance for relocation, the PHA may determine to continue to accept applications in order to provide HCV voucher assistance to the remaining families.
- When the TPV funding is Relocation TPVs, the PHA will carefully plan its wait list opening and use of existing HCV stock to minimize loss of housing subsidies available in the community.

The PHA may open its HCV wait list to accept applications for Relocation Admissions limited to families who formerly were residents of public housing scattered site units approved for disposition under OHA’s Section 32 Homeownership Program in October 2018 and who received a 90-day notice dated on or about March 1, 2019. OHA ~~had not applied~~ may apply for TPVs in this disposition application, ~~and OHA had not yet implemented changes to this Administrative~~

Plan facilitating use of the PHA’s HCV voucher stock for relocation. The PHA wishes to provide equal housing opportunities to all families subject to relocation under its Section 32 Homeownership Program. The families specified in this paragraph, already relocated, will be offered a time- limited opportunity to apply for and lease-up with HCV voucher assistance, if they desire.

Regular HCV Funding

Regular HCV funding may be used to assist any eligible family on the waiting list. Families are selected from the waiting list according to the policies provided in Section 4-III.C.

4-III.C. SELECTION METHOD

This section describes the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan and must be based on local housing needs and priorities that can be documented by generally accepted data sources. The PHA may change these preferences to respond to changes in local housing needs or emergency housing situations. In addition, the PHA may establish temporary preferences in accord with HUD and local priorities.

- a. In the event of a local, regional, or national disaster, OHA staff with the approval of OHA Board of Commissioners may determine criteria by which households who are victims of a disaster may qualify for a temporary preference.
- b. A preference will be provided for persons or households that reside in buildings that are owned or operated by OHA or a legal affiliate, as defined in state law, and which building have been approved for demolition or disposition by the Board of Commissioners and/or the Department of Housing and Urban Development.
- c. The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.

The PHA will verify all preference claims at the time they are made. Staff will re-verify a preference claim at the time of selection from the waiting list. Applicant families must still meet the preference eligibility criteria at time of selection from the waitlist in order to be offered a voucher at that time. If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list, the family will be returned to its original position on the waiting list. The PHA will notify the family in writing that it has been returned to the waiting list, and will specify the reasons for it.

An applicant may qualify for more than one preference. An applicant will be assigned the total sum of points for all preferences for which the applicant is qualified.

The PHA will first assist families that have been terminated from the HCV program due to insufficient funding.

OHA plans to add a local preference for families currently assisted with an Emergency Housing Voucher (EHV) whose assistance may end due to the expected end of federal EHV funding in 2026. Priority will be given to households with an elderly or disabled head, spouse, or co-head.

OHA’s preferences are summarized below:

Relocation Admissions (as described in Section 4-III.B)	Absolute
HOME TBRA participants at expiration of TBRA (as described in Section 4-II.B)	Absolute
Homeless individuals and families (with verification from a MACCH agency)	100 points
<p>Emergency Housing Voucher participants- who Meet Specific Criteria:</p> <p>Families that were over leased criteria:</p> <ul style="list-style-type: none"> Families that are currently leased under the EHV program that OHA has determined are leased over the original allocation. Refer to the EHV addendum. <p><u>Families currently assisted with an Emergency Housing Voucher (EHV) whose assistance may end due to the expected end of federal EHV funding in 2026.</u></p> <ul style="list-style-type: none"> <u>Priority will be given to households with an elderly or disabled head, spouse, or co-head.</u> <p>This preference is limited to <u>the exact number of households over leased and the number of current participants affected by the end of funding.</u></p>	<p>Absolute</p> <hr/> <p>Absolute</p>
<p>Nonelderly Persons with Disabilities who Meet Specific Housing Criteria: Families that include one or more nonelderly adults with disabilities who meet one of the following housing criteria:</p> <ul style="list-style-type: none"> Transitioning out of institutional and other segregated settings At serious risk of institutionalization Currently experiencing homeless At risk of experiencing homelessness Previously experienced homelessness and is currently a client in a permanent supportive housing or rapid rehousing project <p>These terms are defined below.</p> <p>This preference is limited to fifteen (15) households.</p>	100 Points

Preferences for Nonelderly Persons with Disabilities who Meet Specific Housing Criteria

This preference is limited to fifteen (15) households.

This preference is developed in ~~accordance~~ accordance with requirements for the Mainstream Voucher Program, but is not limited to Mainstream vouchers.

The PHA will accept referrals from MACCH agencies, but the PHA cannot limit eligibility for this preference to persons referred by a MACCH agency. The PHA must permit applicants to apply directly to PHA without going through a MACCH agency.

The PHA will require verification that the applicant satisfies the criteria of this preference.

The following are definitions specific to this preference:

Eligible family: A family composed of one or more non-elderly person with disabilities, which may include additional members who are not non-elderly persons with disabilities. A family where the sole member is an emancipated minor is not an eligible family.

Non-elderly person with disabilities: A person 18 years of age or older and less than 62 years of age, and who:

- Has a disability, as defined in 42 U.S.C. 423;
- Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - Is expected to be of long-continued and indefinite duration;
 - Substantially impedes his or her ability to live independently, and
 - Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- Has a developmental disability as defined in 42 U.S.C. 6001.

Institutional or other segregated settings include, but are not limited to: (1) congregate settings populated exclusively or primarily with individuals with disabilities; (2) congregate settings characterized by regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, or limits on individuals' ability to engage freely in community activities and to manage their own activities of daily living; or (3) settings that provide for daytime activities primarily with other individuals with disabilities.

At serious risk of institutionalization: Includes an individual with a disability who as a result of a public entity's failure to provide community services or its cut to such services will likely cause a decline in health, safety, or welfare that would lead to the individual's eventual placement in an institution. This includes individuals experiencing lack of access to supportive services for independent living, long waiting lists for or lack of access to housing combined with community-based services, individuals currently living under poor housing conditions or homeless with barriers to geographic mobility, and/or currently living alone but requiring supportive services for independent living. A person cannot be considered at serious risk of institutionalization unless the person has a disability. An individual may be designated as at serious risk of institutionalization either by a health and human services agency, by a community-based organization, or by self-identification.

Persons currently experiencing homelessness means:

(1) An individual or family who lacks a fixed, regular, adequate nighttime residence, meaning:

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, State, or local government programs for low-income individuals); or
- An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

- The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney- Vento Homeless Assistance Act (42 U.S.C. 11434a);
- Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
- Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
- Can be expected to continue in such status for an extended period of time because of chronic disabilities; chronic physical health or mental health conditions; substance addiction; histories of domestic violence or childhood abuse (including neglect); the presence of a child or youth with a disability; or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, human trafficking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either

taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

- Has no other residence; and
- Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

At risk of experiencing homeless: An individual or family who:

(i) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “Homeless” definition in this section; and

(ii) Meets one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

Permanent supportive housing means permanent housing in which voluntary supportive services are provided to assist homeless persons with a disability to live independently.

Rapid rehousing means time-limited housing assistance in which supportive services are provided to assist homeless persons rapidly connect to and maintain permanent housing.

Income Targeting Requirement [24 CFR 982.201(b)(2)]

HUD requires that extremely low-income (ELI) families make up at least 75% of the families admitted to the HCV program during the PHA's fiscal year. ELI families are those with annual incomes at or below 30% of the area median income. To ensure this requirement is met, a PHA may skip non-ELI families on the waiting list in order to select an ELI family.

Low income families admitted to the program that are "continuously assisted" under the 1937 Housing Act [24 CFR 982.4(b)], as well as low-income or moderate-income families admitted to the program that are displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing, are not counted for income targeting purposes [24 CFR 982.201(b)(2)(v)].

PHA Policy

The PHA will monitor progress in meeting the ELI requirement throughout the fiscal year. Extremely low-income families will be selected ahead of other eligible families on an as needed basis to ensure the income targeting requirement is met.

Order of Selection

The PHA system of preferences may select families based on local preferences according to the date and time of application or by a random selection process (lottery) [24 CFR 982.207(c)]. If a PHA does not have enough funding to assist the family at the top of the waiting list, it is not permitted to skip down the waiting list to a family that it can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

PHA Policy

Families will be selected from the waiting list based on the targeted funding or selection preference(s) for which they qualify, and in accordance with the PHA's hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

Documentation will be maintained by the PHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that the PHA does not have to ask higher placed families each time targeted selections are made.

Applicants will be placed on the waiting list according to their preference status. Among applicants with equal preference status, the waiting list will be organized by date and time.

Short-term: families will be selected from the waiting list on a first-come, first-served basis according to the date and time their complete application is received by OHA.

Families that qualify for a specified category of program funding (targeted funding) may be selected from the waiting list ahead of higher placed families that do not qualify for the targeted funding.

However, within any targeted funding category, applicants will be selected on a first-come, first-served basis according to the date and time their completed application is received

Random selection: families will be selected from the waiting list in numerical order based on the numbers that were assigned to each application, by lottery, at the time the applications were placed on the waiting list.

Families that qualify for a specified category of program funding (targeted funding) may be selected from the waiting list ahead of higher placed families that do not qualify for the targeted funding. However, within any targeted funding category, applicants will be selected in numerical order based on the numbers that were assigned to each application, by lottery, at the time the applications were placed on the waiting list.

OHA's method for organizing the waiting list will be announced in the public notice of the waiting list opening.

4-III.D. NOTIFICATION OF SELECTION

When a family has been selected from the waiting list, the PHA must notify the family. [24 CFR 982.554(a)]

PHA Policy

The PHA will notify the family by first class mail, email or web portal when it is selected from the waiting list. The notice will inform the family of the following:

- Date, time, and location of the scheduled application interview, including any procedures for rescheduling the interview
- Who is required to attend interview
- All documents that must be provided at the interview, including information about what constitutes acceptable documentation.

If a notification letter is returned to the PHA with no forwarding address, the family will be removed from the waiting list. A notice of denial (see Chapter 3) will be sent to the family's address of record, as well as to any known alternate address.

4-III.E. THE APPLICATION INTERVIEW

HUD recommends that the PHA obtain the information and documentation needed to make an eligibility determination through a private interview [HCV GB, pg. 4-16]. Being invited to attend an interview does not constitute admission to the program.

Assistance cannot be provided to the family until all SSN documentation requirements are met. However, if the PHA determines that an applicant family is otherwise eligible to participate in the program, the family may retain its place on the waiting list for a period of time determined by the PHA. (Notice PIH 2012-10).

Reasonable accommodation will be made for persons with disabilities who are unable to attend an interview due to their disability.

PHA Policy

Any applicant that arrives more than 15 minutes after their scheduled appointment time will not be seen.

Families selected from the waiting list are required to participate in an eligibility interview.

All family members 18 years of age or older are required to attend the interview.

The interview will be conducted only if the head of household or spouse/cohead provides acceptable documentation of legal identity. (Chapter 7 provides a discussion of proper documentation of legal identity). If the family representative does not provide the required documentation at the time of the interview, they will be required to provide it within 10 business days.

Pending disclosure and documentation of social security numbers, the PHA will allow the family to retain its place on the waiting list for 180 days. If not, all household members have disclosed their SSNs at the next time the PHA is issuing vouchers, the PHA will issue a voucher to the next eligible application family on the waiting list.

The family must provide the information necessary to establish the family's eligibility and determine the appropriate level of assistance, as well as completing required forms, providing required signatures, and submitting required documentation. If any materials are missing, the PHA will provide the family with a written list of items that must be submitted.

Any required documents or information that the family is unable to provide at the interview must be provided within 10 business days of the interview (Chapter 7 provides details about longer submission deadlines for particular items, including documentation of Social Security numbers and eligible noncitizen status). If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If the required documents and information are not provided within the required time frame (plus any extensions), the family will be sent a notice of denial (See Chapter 3).

An advocate, interpreter, or other assistant may assist the family with the application and the interview process. The family and the PHA must execute a certification attesting to the role and assistance of the third-party in the application interview process.

Interviews will be conducted in English. For limited English proficient (LEP) applicants, the PHA will provide translation services in accordance with the PHA's LEP plan.

If the family is unable to attend a scheduled interview, the family should contact the PHA in advance of the interview to schedule a new appointment. In all circumstances, if a family does not attend a scheduled interview, the PHA will send another notification letter with a new interview appointment time. Applicants who fail to attend two scheduled interviews without PHA approval will be denied assistance based on the family's failure to supply information needed to determine eligibility. A notice of denial will be issued in accordance with policies contained in Chapter 3.

4-III.F. COMPLETING THE APPLICATION PROCESS

The PHA must verify all information provided by the family (see Chapter 7). Based on verified information, the PHA must make a final determination of eligibility (see Chapter 3) and must confirm that the family qualified for any special admission, targeted admission, or selection preference that affected the order in which the family was selected from the waiting list.

OHA Policy

If OHA determines that the family is ineligible, OHA will send written notification of the ineligibility determination within 10 business days of the determination. The notice will specify the reasons for ineligibility and will inform the family of its right to request an informal review (Chapter 16).

If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list (e.g. targeted funding, extremely low-income), the family will be returned to its original position on the waiting list. The PHA will notify the family in writing that it has been returned to the waiting list and will specify the reasons for it.

If OHA determines that the family is eligible to receive assistance, OHA will invite the family to attend a briefing in accordance with the policies in Chapter 5.

RESOLUTION NO. 2026 – 06
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 4 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 4 of the HCV Administrative Plan which will be incorporated into OHA’s policies in Chapter 4 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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.3. Resolution 2026-07 Real Estate Appraiser, Contract Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: February 25th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-APPRAISER-26 (Real Estate Appraisals) with two contractors: Mitchell & Associates Inc and Morrisey Appraisal Service.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$450,000	\$450,000	2	3/19/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Extension 1	\$0	\$450,000	1	3/19/2027

EXPLANATION:

Company Name	Expended as of 2/18/2026
Mitchell & Associates Inc	\$21,990
Morrisey Appraisal	\$46,000
TOTAL	\$67,990

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Capital Funds; Other development-eligible funds as appropriate

SPONSOR(S): Charles Karl, Capital Improvements Director
Joy Kayode, Strategic Project Manager

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 07
RENEWAL OF CONTRACT FOR REAL ESTATE APPRAISAL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Morrisey Appraisal Services and Mitchell & Associates, to provide appraisal services for property sales, acquisitions, and Rental Assistance Demonstration (RAD) conversions;

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

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

WHEREAS, the previous cumulative amount of the contract was \$450,000, and OHA staff recommends not increasing the funding for a total cumulative contract amount of \$450,00, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Morrisey Appraisal Services and Mitchell & Associates to provide appraisal services, with no increase in the contract amount of \$450,000, jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Morrisey Appraisal Services and Mitchell & Associates to provide appraisal services, with no increase in the contract amount of \$450,000, 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.4. Resolution 2026-08 Real Estate Broker, Contract Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: February 25th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-COMMREAL-25 (Real Estate Broker) with The Lund Company, Inc.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	2% Commission	\$0	2	3/31/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Extension 1	2% Commission	\$0	1	3/31/2027

EXPLANATION:

	Expended as of 2/18/2026
The Lund Company, Inc.	\$0
TOTAL	\$0

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Commission from sale proceeds; OHA does not pay vendor directly

SPONSOR(S): Charles Karl, Capital Improvements Director
Joy Kayode, Strategic Project Manager

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 08
RENEWAL OF CONTRACT FOR COMMERCIAL REAL ESTATE BROKER

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with The Lund Company, to provide real estate broker services for property sales and acquisitions;

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

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

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year contract renewal with The Lund Company to provide real estate broker services at a commission rate of 2% per property sale;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year contract renewal with The Lund Company to provide real estate broker services at a commission rate of 2% per property sale.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.5. Resolution 2026-09 Move July 2, 2026 Board Meeting to July 6, 2026

RESOLUTION NO. 2026 – 09
RESOLUTION TO CHANGE JULY 2026 BOARD MEETING DATE

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 July 2026 meeting of the OHA Board of Commissioners is scheduled to occur on July 2, 2026; and

WHEREAS, by vote of a majority of the Commissioners it has been determined that such meeting shall be held on July 6, 2026, at 2:00 p.m.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby determines that the July 2026 meeting of the Board of Commissioners shall be held on July 6, 2026, at 2:00 p.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 February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.6. Resolution 2026-10 OHA Past Due Write-offs

Write Off Report as of 02/23/2026

Property	Unit	Admin Fee	Unpaid Bad Debt	Late Fees	Bad Debt Late fees	Maintenance Charges	Cleaning, etc	rent	Unpaid Security Deposits	Unpaid Subsidy	Grand Total	Vacate Reason	Charges explanation over \$1200.00
Ernie Chambers				\$ 280.00		\$ 1,583.00		\$ 6,597.00		\$ 12.00	\$ 8,472.00		
t0005053	8186			\$ 35.00		\$ 650.00		\$ 256.00			\$ 941.00		
t0025651	8194			\$ 245.00		\$ 560.00		\$ 6,341.00			\$ 7,146.00	Cannot Afford Rent	7 months rent, Damages, Personal Property Removal
t0029677	8162								\$ 12.00		\$ 12.00		
t0079467	8199					\$ 373.00					\$ 373.00		
Farnam Building										\$ 35.00	\$ 35.00		
t0037812	8291									\$ 35.00	\$ 35.00		
Keystone Crown Creek		\$ 25.00	\$ 476.00		\$ 270.00						\$ 771.00		
t0087969	PID256	\$ 25.00	\$ 476.00		\$ 270.00						\$ 771.00	Repayment Agreement	
Benson Tower				\$ 5.00		\$ 1,970.00		\$ 4,097.00	\$ 214.00		\$ 6,286.00		
b0067283	2423			\$ 5.00				\$ 551.00			\$ 556.00		
t0083261	2396					\$ 650.00		\$ 864.00			\$ 1,514.00	Tenant Requested	3 months rent, cleaning. Personal property removal
t0083572	2412					\$ 100.00					\$ 100.00		
t0088788	2442					\$ 1,220.00		\$ 2,682.00	\$ 214.00		\$ 4,116.00	Move no Notice	13 months rent, personal property removal, shower glass replacement
Crown Tower			\$ 56.00	\$ 70.00	\$ 305.00	\$ 1,625.00		\$ 9,212.00			\$ 11,268.00		
t0050768	6038							\$ 3.00			\$ 3.00		
t0067192	6073			\$ 35.00		\$ 1,025.00		\$ 1,461.00			\$ 2,521.00	Move no Notice	4 months rent, cleaning. Personal property removal
t0077107	PID149		\$ 56.00		\$ 305.00						\$ 361.00		
t0089239	6035			\$ 35.00		\$ 600.00		\$ 7,748.00			\$ 8,383.00	Death	10 months rent, cleaning. Personal property removal
Florence Tower								\$ 108.00			\$ 108.00		
t0081727	2657							\$ 108.00			\$ 108.00		

Highland Tower							\$ 215.00				\$ 215.00		
x0054870	2795						\$ 215.00				\$ 215.00		
Jackson Tower				\$ 1,926.00		\$ 11,800.00	\$ 1,510.00	\$ 7,217.70			\$ 22,453.70		
t0046577	2898			\$ 345.00		\$ 9,397.00	\$ 150.00	\$ 632.70			\$ 10,524.70	Incarcerated	13 ,months rent, stove replacement, floor replacement, Fridge, replacement, Door Replacement x3,misc, personal property removal, cleaning
t0051744	2944			\$ 35.00		\$ 490.00		\$ 458.00			\$ 983.00		
t0084304	3068			\$ 160.00		\$ 373.00	\$ 355.00	\$ 2,553.00			\$ 3,441.00	Abandoned Unit	4 months rent, cleaning. Personal property removal
t0084866	3072			\$ 210.00		\$ 30.00	\$ 585.00	\$ 1,810.00			\$ 2,635.00	Incarcerated	6 months rent, cleaning. Personal property removal
t0086333	3058			\$ 771.00		\$ 780.00		\$ 1,134.00			\$ 2,685.00	Death	21 months rent, cleaning. Personal property removal
t0086506	2936			\$ 405.00		\$ 400.00	\$ 210.00	\$ 630.00			\$ 1,645.00	Abandoned Unit	13 months rent, cleaning. Personal property removal
t0088284	3004					\$ 330.00	\$ 210.00				\$ 540.00		
KayJay Tower				\$ 18.00		\$ 295.00	\$ 355.00				\$ 668.00		
t0095691	2214			\$ 18.00		\$ 295.00	\$ 355.00				\$ 668.00		
Park South Tower				\$ 700.00				\$ 1,727.00			\$ 2,427.00		
t0000457	1894			\$ 175.00				\$ 1,480.00			\$ 1,655.00	Neighborhood Problems	6 months rent
t0086940	1799			\$ 525.00				\$ 247.00			\$ 772.00		
Scattered Site South West			\$2,001.00	\$ 35.00	\$ 105.00						\$ 2,141.00		
t0094615	PID7721		\$2,001.00	\$ 35.00	\$ 105.00						\$ 2,141.00	Repayment Agreement	Repayment Agreement
Southside Terrace Townhomes						\$ 587.00		\$ 406.00			\$ 996.00		
b0066482	0274										\$ 3.00		

q0002211	0046							\$ 364.00			\$ 364.00		
s0047580	0054					\$ 113.00					\$ 113.00		
s0068024	0130					\$ 347.00					\$ 347.00		
t0020222	0011					\$ 127.00					\$ 127.00		
x0064058	0188							\$ 42.00			\$ 42.00		
Underwood Tower							\$ 253.00				\$ 253.00		
t0083771	3172						\$ 253.00				\$ 253.00		
Grand Total		\$ 25.00	\$2,533.00	\$ 3,034.00	\$ 680.00	\$ 17,860.00	\$ 2,333.00	\$ 29,364.70	\$ 214.00	\$ 47.00	\$ 56,093.70		

RESOLUTION No. 2026-10
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of February 23, 2026, 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 \$56,093.70, which represents 34 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 February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.7. Resolution 2026-11 Commercial Property & Liability Insurance, Contract Renewal

Memorandum



To: The Board of Commissioners
From: Brian Hansen, General Counsel
Date: February 25, 2026
Re: Commercial Property and Liability Insurance Contract Renewal

RECOMMENDED ACTION:

Staff of the Housing Authority of the City of Omaha (OHA) recommend that the Board of Commissioners approve the renewal of OHA's policy with the Housing Authority Insurance Group (HAIG) for commercial property insurance covering all OHA properties. The current policy expires on March 31, 2026, and this renewal will move the expiration to April 1, 2027. This premium amount is \$762,629.

Staff also recommend that the Board of Commissioners approve its policy renewal with HAIG for commercial liability insurance covering all OHA properties. The current policy expires on March 31, 2026, and this renewal will move the expiration to April 1, 2027. This premium amount is \$233,257.

EXPLANATION:

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

SOURCE OF FUNDS: Operations Budgets

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

RESOLUTION NO. 2026 - 11
RENEWAL OF FOR OHA PROPERTY AND LIABILITY INSURANCE POLICY

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with the Housing Authority Insurance Group (HAIG) to provide the commercial property and liability insurance with a new renewal date of April 1, 2026, for properties owned by OHA;

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

WHEREAS, staff recommends that the Board of Commissioners approve the renewal of OHA's commercial property insurance policy to begin April 1, 2026, for a premium amount of \$762,629, and that the Board of Commissioners approve renewal of OHA's commercial liability insurance policy to begin April 1, 2026, for a premium amount of \$233,257;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approve renewal of OHA's commercial property insurance policy to begin April 1, 2026, for a premium amount of \$762,629, and that the Board of Commissioners approve renewal of OHA's commercial liability insurance policy to begin April 1, 2026, for a premium amount of \$233,257.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.8. Resolution 2026-12 Auto Insurance, Contract Renewal

Memorandum



To: The Board of Commissioners
From: Brian Hansen, General Counsel
Date: February 25, 2026
Re: Auto Insurance Contract Renewal

RECOMMENDED ACTION:

Staff recommends the OHA Board of Commissioners approve renewal of an auto insurance policy with the Travelers Insurance Company for one year of vehicle insurance covering all OHA and HIO vehicles. The renewal premium is \$208,826.00 based on a projected fleet of 81 vehicles.

EXPLANATION:

The expiring 2025 premium for 81 vehicles was \$208,859. OHA's insurance broker notes a 0% change for the period of April 1, 2026, through March 31, 2027.

SOURCE OF FUNDS: Operations Budgets

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

RESOLUTION NO. 2026 – 12
RENEWAL OF OHA COMMERCIAL AUTO INSURANCE

WHEREAS, the Housing Authority of the City of Omaha (OHA) seeks to renew an auto insurance policy to provide coverage on OHA owned vehicles for the period of April 1, 2026, through March 31, 2027;

WHEREAS, OHA’s current provider, Travelers Insurance, has quoted a renewal premium of \$208,826 based on a projected fleet of 81 vehicles;

WHEREAS, funding will be allocated from the Operations Budgets; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve the renewal of its insurance policy with Travelers to provide auto insurance for an estimated premium rate of \$208,826.00 based on a projected fleet of 81 vehicles, for the period of April 1, 2026, through March 31, 2027;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of its insurance policy with Travelers to provide auto insurance for an estimated premium rate of \$208,826.00 based on a projected fleet of 81 vehicles, for the period of April 1, 2026, through March 31, 2027.

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 February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.9. Resolution 2026-13 Workers Compensation, Contract Renewal

Memorandum



To: The Board of Commissioners

From: Brian Hansen, General Counsel

Date: February 25, 2026

Re: Workers Compensation and Employers Liability Insurance Contract Renewal

RECOMMENDED ACTION:

Staff recommends the OHA Board of Commissioners approve renewal of a workers compensation insurance policy with the Berkshire Hathaway Insurance Company for one year covering all OHA employees. The renewal premium is \$170,862.00.

EXPLANATION:

The expiring 2025 premium for workers compensation was \$229,260.00. OHA's insurance broker notes an approximate 25.19% decrease for the period of April 1, 2026, through March 31, 2027.

SOURCE OF FUNDS: Operations Budgets

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

**RESOLUTION NO. 2026 – 13
RENEWAL FOR WORKERS COMPENSATION INSURANCE**

WHEREAS, the Housing Authority of the City of Omaha (OHA) seeks to renew a workers compensation insurance policy to provide coverage on OHA employees for the period of April 1, 2026, through March 31, 2027;

WHEREAS, OHA’s current provider, Berkshire Hathaway Homestate Insurance, has quoted a renewal premium of \$170,862.00;

WHEREAS, funding will be allocated from the Operations Budgets; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve the renewal of its insurance policy with Berkshire Hathaway Homestate Insurance to provide workers compensation coverage for an estimated premium rate of \$170,862 for the period of April 1, 2026, through March 31, 2027;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of its insurance policy with Berkshire Hathaway Homestate Insurance to provide workers compensation coverage for an estimated premium rate of \$170,862 for the period of April 1, 2026, through March 31, 2027.

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 February 25, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5. DEPARTMENT REPORTS AND DISCUSSION ITEMS

5.1. Housing Choice Voucher Program

5.2. Asset Management (Public Housing)

OHA Board Report Summary

Public Housing – December 2025 Board Summary

MASS & Occupancy Performance

During December, most properties continued to show steady occupancy improvement, bringing the portfolio to a 97.8% occupancy rate at month's-end. This strong performance further supports our MASS score and reflects consistent progress across most sites. The towers remain the strongest contributors, maintaining high and stable occupancy levels throughout the month and continuing to drive overall portfolio performance.

With the HUD-approved exemptions for KayJay and Florence Towers now fully implemented and applied retroactively, our occupancy calculations more accurately reflect operational units. This correction has eliminated the distortion previously caused by these non-leasing redevelopment sites and has resulted in cleaner, more reliable month-end reporting. The improved accuracy is reflected in our MASS score, which now stands at 18.78.

While occupancy trends remain positive, we continue to face challenges within the collection component of PHAS. Past-due balances remain a contributing factor to overall performance. Staff continue to proactively engage with residents, offering support, outreach, and reasonable repayment agreements to help households become current and remain in good standing. These efforts are essential to stabilizing long-term rent collection and improving our PHAS outcomes.

Overall, we remain on track to achieve our broader goal of 20 points in the MASS component. Our focus on moving into the next quarter will remain on sustaining high occupancy, strengthening financial controls, and reinforcing consistent operational practices across all sites to support continued improvement.

Affordable Housing

Overall occupancy for the Affordable Housing portfolio continues to report at 100%, consistent with prior months. This reflects the approved HUD exemptions for vacant units at Chambers and the continued full occupancy at Farnam.

- Farnam remains at 100% occupancy.
- Chambers (Ernie Chambers) continues to report at 100% occupancy due to the previously approved HUD exemptions associated with the pending property sale and transition process.

Operationally, conditions remain stable, and no significant changes occurred during December. Staff continue preparing Ernie Chambers for transition once the sale is finalized. Over the past month, we have met on-site multiple times with the future buyer, their lender, and their contractors to support due diligence and ensure a smooth handoff. Coordination remains active and collaborative as we work to position the property for a seamless transition.

At the Farnam building, one of the two elevators remains out of service and requires full replacement. Our ADOF continues to work closely with the vendor and the Capital Funds team to coordinate procurement, funding, and scheduling. Efforts remain focused on completing the replacement as quickly as possible while minimizing disruption to residents.

Overall, the Affordable Housing portfolio remains stable, with staff continuing to support strong occupancy, transition readiness at Ernie Chambers, and capital needs at Farnam.

Market Rate Housing

Occupancy at North Villas remains at 93.5%, unchanged from November. This reflects one vacant unit, which has remained consistent over the past two reporting periods. Leasing activity has been steady, with no significant changes in traffic or conversions during December.

Staff continues targeted marketing and leasing efforts to fill the remaining units and strengthen overall market-rate portfolio performance. Outreach, advertising, and follow-up strategies remain active, and the team is maintaining focus on improving occupancy as we move into the next quarter.

Overall, conditions remain stable, and efforts to support leasing performance are ongoing.

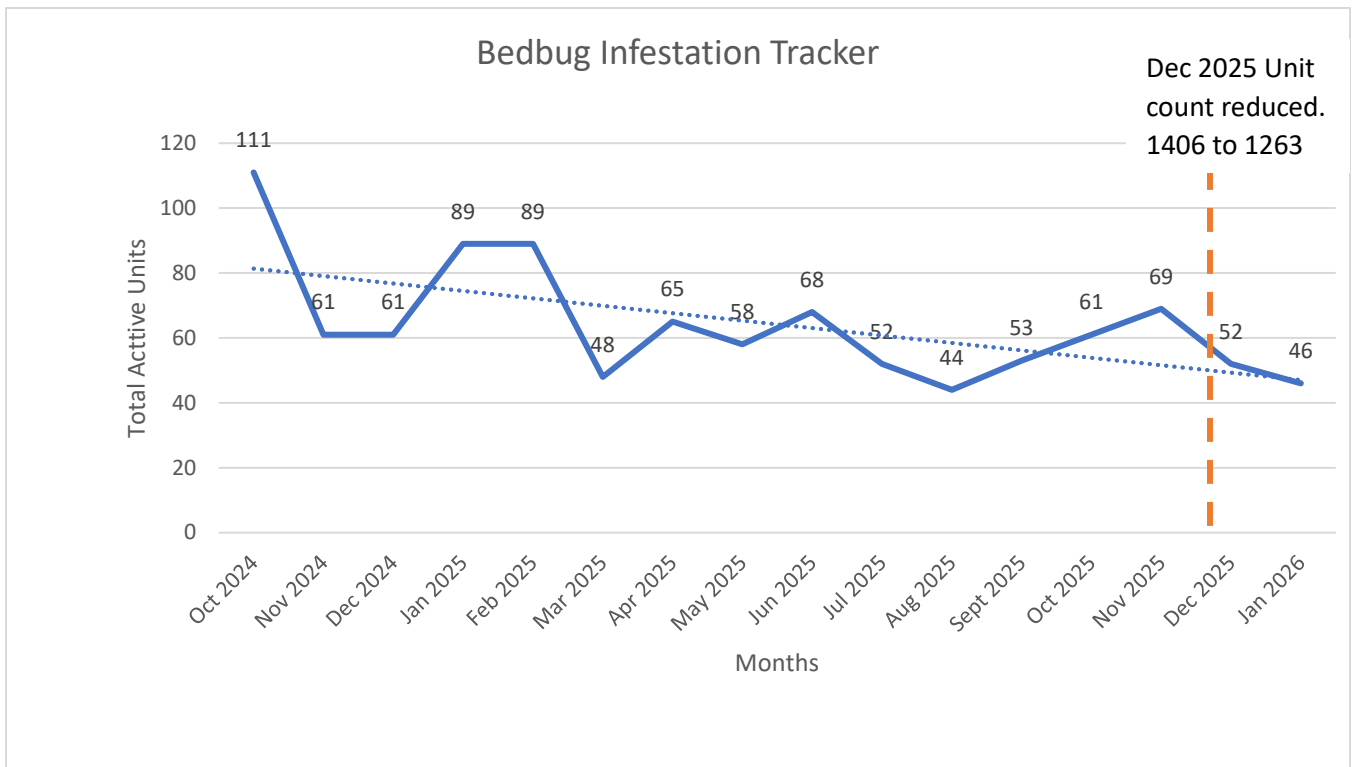
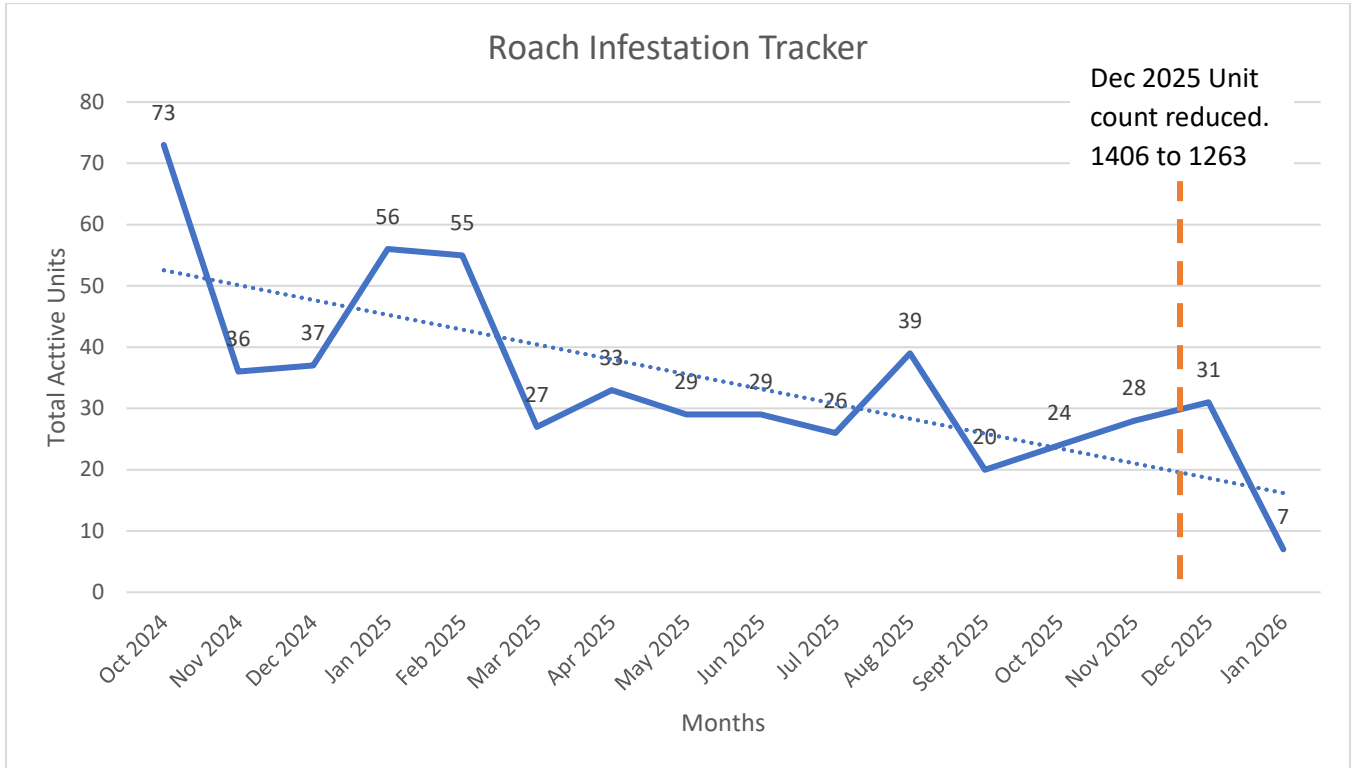
Repositioning Update

We are currently focused on repositioning efforts at Florence Tower and KayJay Tower, where preparation work is well underway. The experience gained during the Pine Tower conversion provided a clear set of lessons—both the dos and the don'ts, which have allowed us to streamline planning, anticipate challenges earlier, and approach these two towers with a far more efficient and coordinated process. As a result, we expect the Florence and KayJay transitions to move forward more smoothly than Pine.

Within the scattered-site portfolio, three SCNE homes remain outstanding and have not yet been converted to PBV due to resident-related issues. We are actively working through these situations and anticipate that two of the three homes will be resolved by the end of February, allowing them to move forward in the repositioning pipeline. Staff continue to monitor the final home closely and are working with residents and internal partners to determine the most appropriate path forward.

Pest Control Report - January 2026

OHA Towers - Total Units 1263



5.3. Housing in Omaha, Inc.

5.4. River City Housing Connections

5.5. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: February 25, 2026

Re: Compliance Department Update- January 2026

Intake Department

During January, there were 210 applications submitted through the on-line portal. 26 of the applications met the criteria for one-bedroom senior households for designated senior towers. A total of 30 applications were approved during this period with 25 for one bedroom, 2 for two bedrooms, 3 for three bedrooms and 0 for four bedrooms.

In addition to the 184 applications not eligible to apply, there were an additional 105 applicants who were withdrawn during the full application process for no response, failed background checks and applicant requests.

During February, we filled our open position with a early March start date. Intake staff are now processing applications for the River City Housing Connection vacancies for the PBVs in scattered northeast. This data will be added to the monthly report next month.

Reexaminations

HUD's monthly Reexamination Delinquency Report score continues to be maintained at a high level. The January score was 99.84%. The Compliance teams continue trying different strategies in contacting residents for them to complete the on-line portal and to also provide required documentation so their annuals and interims can be completed. We are down to 7 for 2025 recertifications to finish up.

We completed the review and tracking for our interim recertifications. We completed 58% of the outstanding interims currently. Now that our interim logs are updated, the assigned staff person will be able to concentrate on processing the outstanding interims along with the other team members. Our current interim is being revised to maximize the number of completed interims each month. With our recertification appointments now completed on time, the appointment staff will be able to assist with interim appointments as well when necessary.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: February 25, 2026
 Re: Intake Approved Applications January 2026

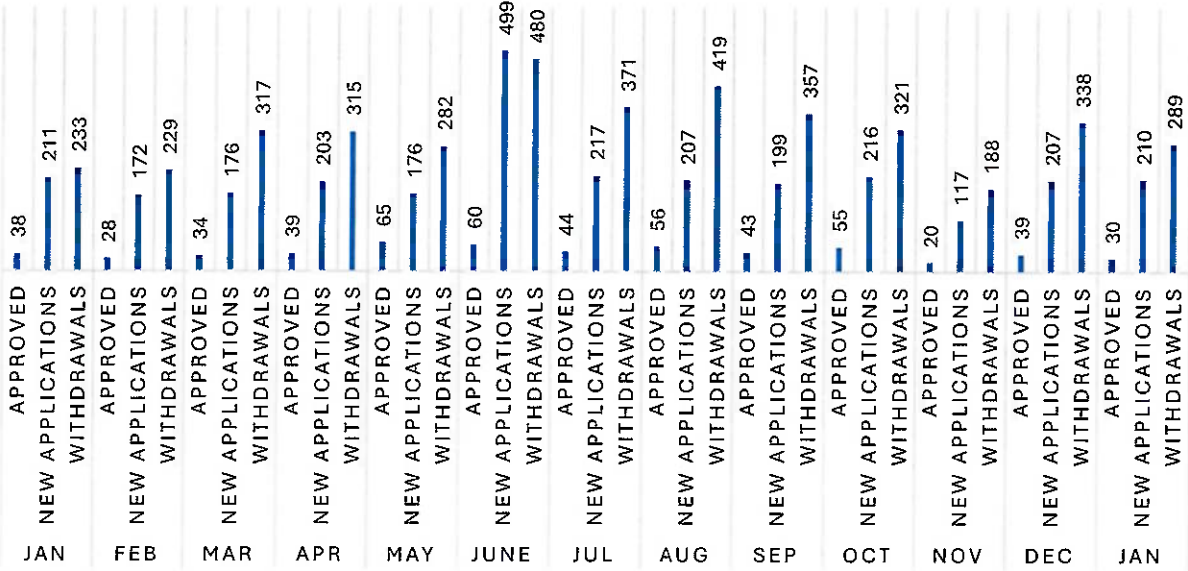
**Intake Department
 Month of January 2026**

New Public Housing Applications	210
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	10
Approved Public Housing Applications	30
Approved Applications for Villas	0
Approved Applications for Farnam Apartments Straight Tax Credit	0

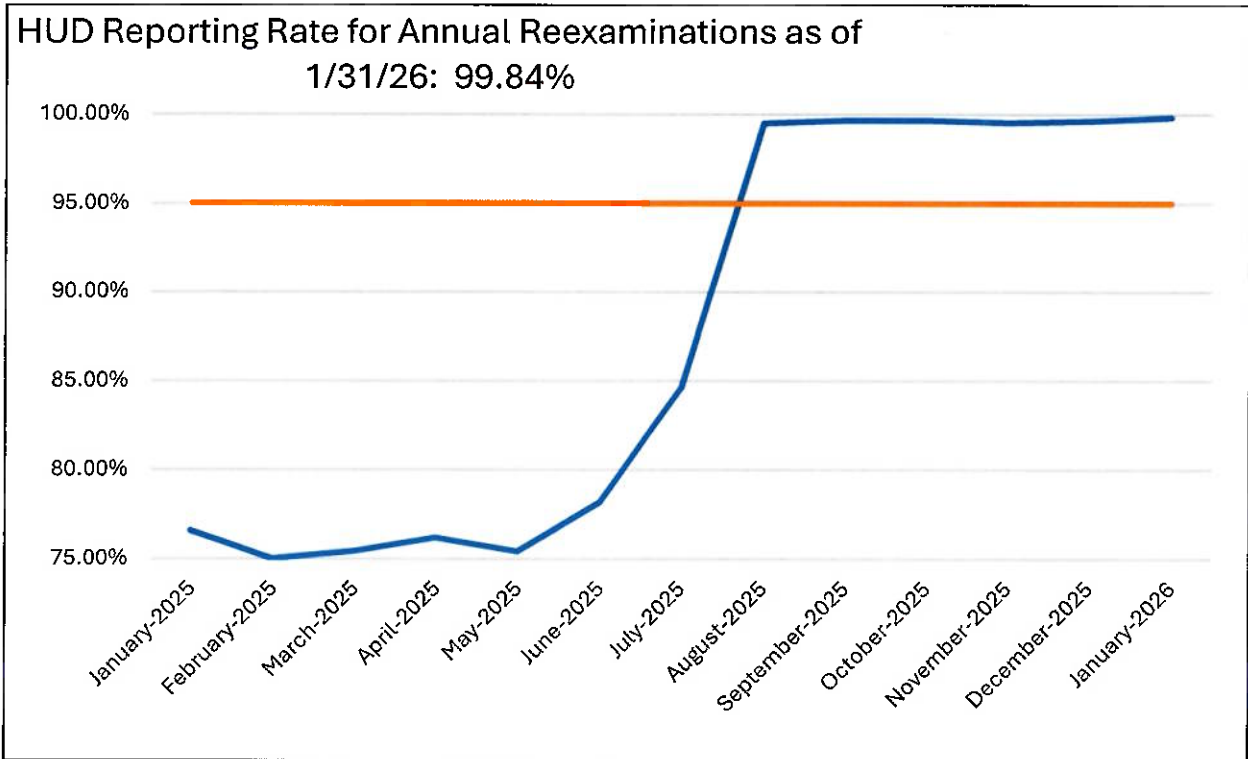
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		25	2	3
Villas Applications Approved		Two	Three	
North Villas	0	0		
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three	
	0	0		

Applications Withdrawn from PH Wait List	289	
No Response During Full Application Process	98	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	184	
Failed Background Check	1	
Applicant Request	6	
Refused offer	0	
Over Income	0	

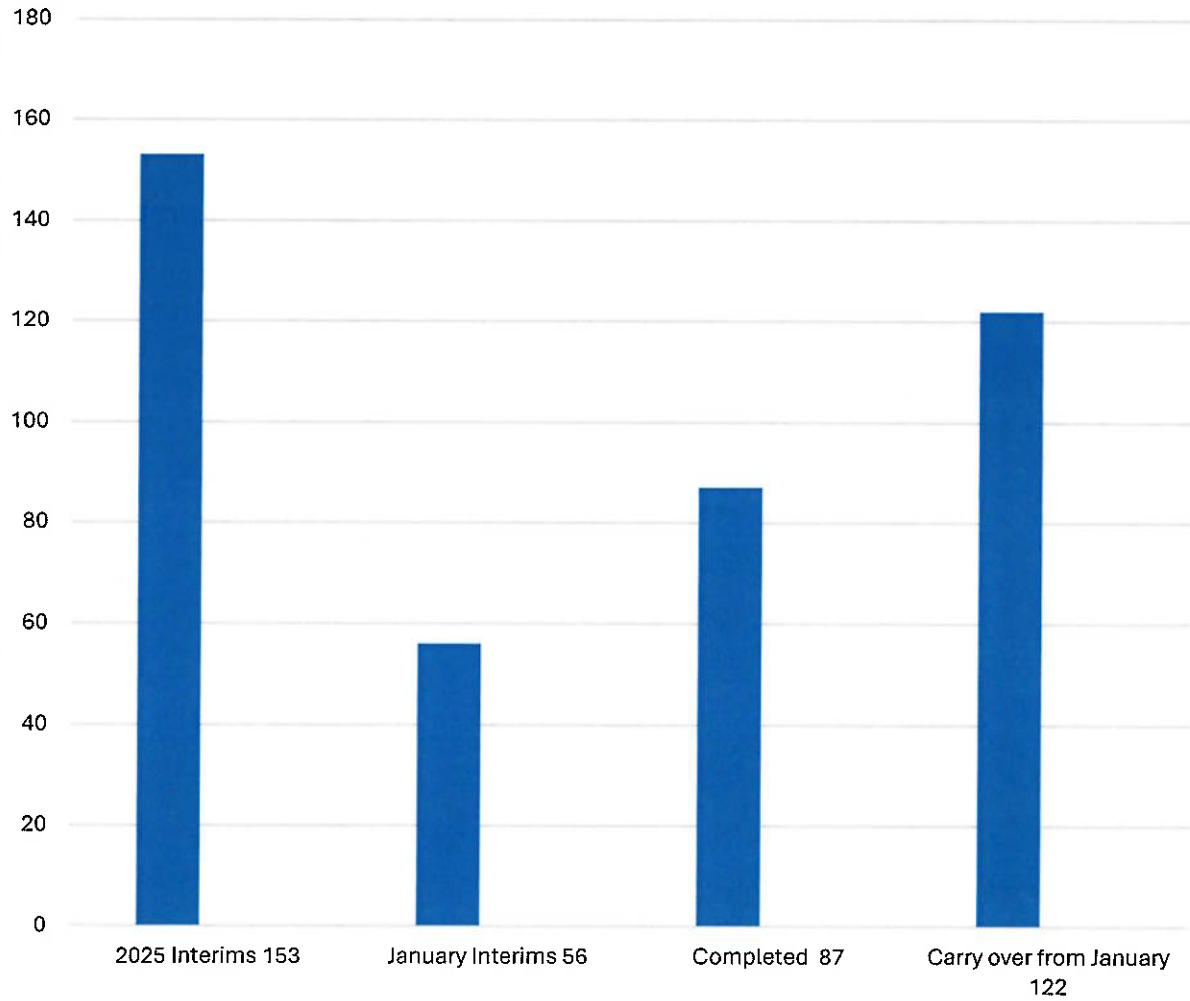
PUBLIC HOUSING INTAKE WAITING LIST JANUARY 2026



	HUD Goal
	Actual



INTERIM REEXAMINATIONS JANUARY 2026

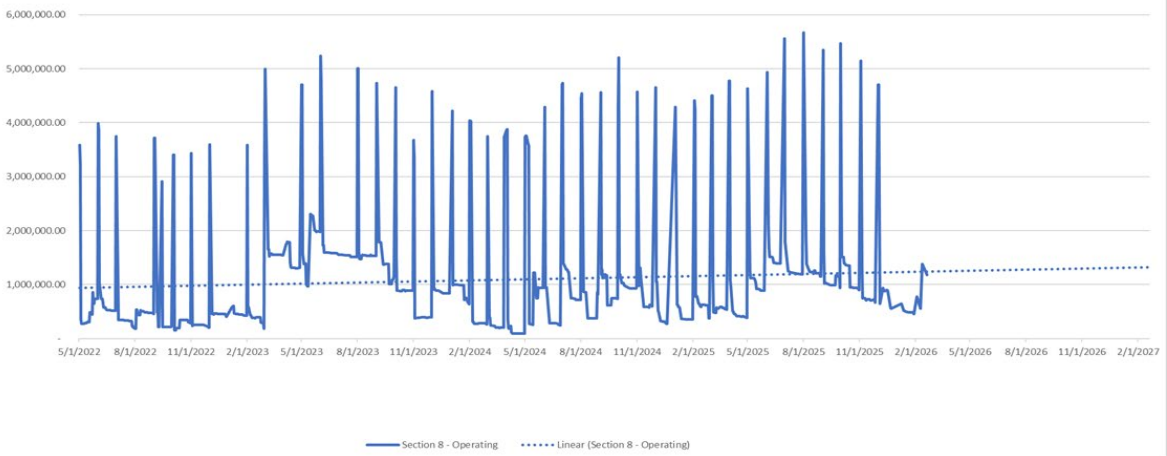


5.6. Financials

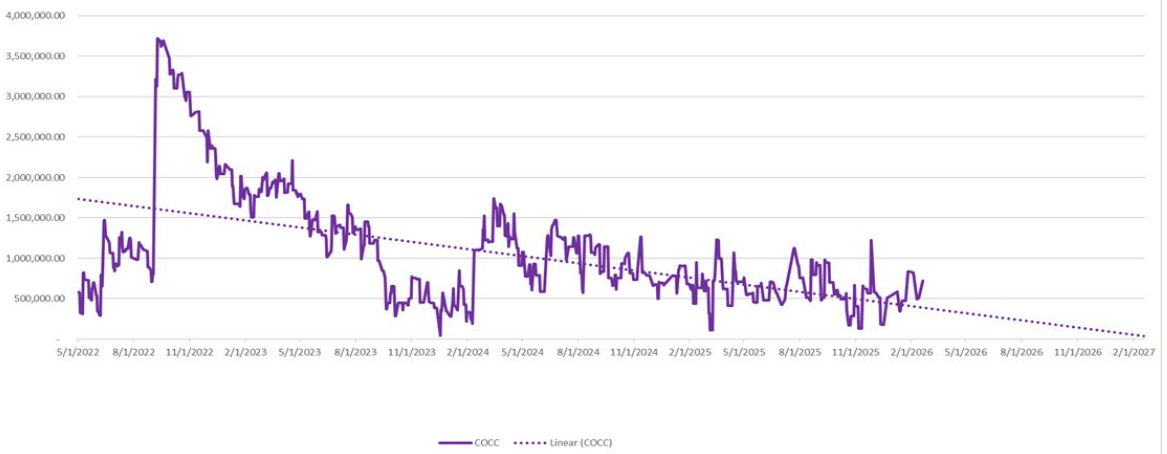
Public Housing Cash Trends & Forecast



Section 8 (HCV) Cash Trends & Forecast



Central Office Cash Trends & Forecast



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2026

Book = Accrual ; Tree = ysi_bs

	January 31, 2026	January 1, 2026	Net Change
CASH AND CASH EQUIVALENTS	7,150,706	7,834,886	-684,180
OTHER ACCOUNTS RECEIVABLE	-11,722	1,349,160	-1,360,882
A/R INTER-PROPERTY	1,212,741	1,271,563	-58,821
A/R - TENANT	-741,959	-829,374	87,416
A/R PROMISSORY NOTES	2,686,530	2,685,524	1,006
ST LEASE RECEIVABLE	201,879	201,879	0
TOTAL INVESTMENTS	201,879	201,879	0
PREPAID ASSETS	599,151	449,485	149,666
INTER-FUND DUE FROM	4,788,166	0	4,788,166
TOTAL CURRENT ASSETS	15,885,492	12,963,123	2,922,370
FIXED ASSETS	66,462,662	66,839,451	-376,790
NOTES RECEIVABLE	6,930,674	6,930,674	0
LT INTER-FUND DUE FROM	2,390,435	10,552,103	-8,161,668
TAX CREDIT FEES	71,655	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0
LEASES RECEIVABLE	2,137,214	2,137,214	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0
TOTAL NON-CURRENT ASSETS	81,132,156	89,670,614	-8,538,458
TOTAL ASSETS	97,017,648	102,633,737	-5,616,088
LIABILITIES AND EQUITY			
LIABILITIES			
ACCOUNTS PAYABLE			
ACCOUNTS PAYABLE	-35,168	772,148	-807,317
A/P OTHER	1,099	1,099	0
ACCRUED FEES	1,172,276	1,462,007	-289,731
ACCR WAGES & WITHHOLDINGS			
ACCR WAGES & WITHHOLDINGS	4,509	351,958	-347,449
COMP ABSENCES - CURRENT	0	230,346	-230,346
TENANT SECURITY DEPOSIT	675,666	692,120	-16,454
UNEARNED REVENUE	1,228,341	1,214,187	14,154
CURRENT PORTION OF DEBT	53,419	53,203	216
OTHER CURRENT LIABILITIES	840,345	821,512	18,833
INTER-PROGRAM PAYABLES	50,000	50,000	0
INTER-FUND DUE TO	4,857,069	0	4,857,069
TOTAL CURRENT LIABILITIES	8,847,554	5,648,580	3,198,973
LONG TERM DEBT	10,822,831	10,827,275	-4,443
FSS ESCROW	691,761	649,440	42,321
TOTAL LT ACRUED FEES	913,264	913,264	0
COMP ABSENCES-LONG TERM	842,433	612,087	230,346
LT INTER-FUND DUE TO	2,390,435	10,390,095	-7,999,661
TOTAL NON-CURRENT LIABILITIES	15,660,725	23,392,161	-7,731,437
TOTAL LIABILITIES	24,508,279	29,040,742	-4,532,463
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0
EQUITY			
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0
RETAINED EARNINGS	39,159,752	40,243,377	-1,083,625

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2026

Book = Accrual ; Tree = ysi_bs

	January 31, 2026	January 1, 2026	Net Change
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0
TOTAL EQUITY	70,725,005	71,808,630	-1,083,625
TOTAL LIABILITIES AND EQUITY	97,017,648	102,633,737	-5,616,088
TOTAL OF ALL	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2026

Book = Accrual ; Tree = ysi_bs

	January 31, 2026	January 1, 2026	Net Change
CASH - OPERATING	3,190,209	3,703,415	-513,206
CASH - PAYROLL	101,818	101,995	-177
CASH - OTHER	42,962	42,935	26
CASH - VENDOR PAYMENTS	-453,394	-226,452	-226,942
CASH - RESTRICTED	2,074,593	2,032,780	41,812
CASH - RESTRICTED MODERNIZATION AND DEV	39,125	39,096	28
REPLACEMENT RESERVE	14,289	14,263	26
CASH - FSS ESCROW	688,276	659,794	28,482
CASH - FSS FORFEITURES	81,272	80,576	696
OPERATING RESERVE	61,911	61,817	93
OHA HUD OPERATING RESERVE	310,618	310,618	0
CASH - SECURITY DEPOSIT	623,966	639,320	-15,353
HOMEOWNERSHIP FUNDS	375,062	374,728	334
CASH AND CASH EQUIVALENTS	7,150,706	7,834,886	-684,180
A/R HUD	128,277	55,344	72,933
A/R OTHER GOVERNMENTS	220,730	517,450	-296,720
A/R OTHER	39,268	1,181,829	-1,142,560
A/R NON DWELLING RENT	16,517	11,052	5,465
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-416,515	-416,515	0
OTHER ACCOUNTS RECEIVABLE	-11,722	1,349,160	-1,360,882
INTER-PROPERTY {COCC}	50,000	0	50,000
INTER-PROPERTY {9EC}	234,911	237,955	-3,043
INTER-PROPERTY {9KCC}	112,219	29,428	82,791
INTER-PROPERTY {9NOAH}	67,997	63,311	4,685
INTER-PROPERTY {9FAR}	133,393	136,947	-3,554
INTER-PROPERTY {9BV}	34,954	36,178	-1,225
INTER-PROPERTY {9CR1}	53,093	55,152	-2,059
INTER-PROPERTY {9CR2}	33,950	35,282	-1,332
INTER-PROPERTY {VILLAS}	59,102	60,494	-1,391
INTER-PROPERTY {HCV}	1,108,638	0	1,108,638
INTER-PROPERTY {HCV ADM}	-1,101,268	7,370	-1,108,638
INTER-PROPERTY {MOD REHAB}	1,774	3,549	-1,774
INTER-PROPERTY {PUB HSG}	423,978	606,742	-182,764
INTER-PROPERTY {EHV}	0	-845	845
A/R INTER-PROPERTY	1,212,741	1,271,563	-58,821
ACCOUNTS RECEIVABLE TENANTS	1,184,047	1,096,632	87,416
ALLOWANCE FOR A/R TENANTS	-1,926,006	-1,926,006	0
A/R - TENANT	-741,959	-829,374	87,416
P-NOTES OUTSTANDING	692,222	691,216	1,006
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0
A/R BAYVIEW	279,741	279,741	0
A/R FARNAM	997,626	997,626	0
A/R STREHLOW	734,788	734,788	0
A/R NOAH	45,582	45,582	0
A/R PROMISSORY NOTES	2,686,530	2,685,524	1,006
ST LEASE RECEIVABLE	201,879	201,879	0
ST LEASE RECEIVABLE	201,879	201,879	0
TOTAL INVESTMENTS	201,879	201,879	0

PREPAID INSURANCE	186,925	18,686	168,239
PREPAID SOFTWARE EXP	137,961	171,705	-33,744
PREPAID MED FSA SEC 125	5,633	-1,633	7,266
PREPAID CREDIT CARDS	9,931	2,026	7,905
PREPAID OTHER	258,701	258,701	0
PREPAID ASSETS	599,151	449,485	149,666
INTERFUND BALANCE	-1,700	0	-1,700
INTER-FUND DUE FROM {COCC}	819,931	0	819,931
INTER-FUND DUE FROM {HIOOPER}	-201,683	0	-201,683
INTER-FUND DUE FROM {9EC}	454,852	0	454,852
INTER-FUND DUE FROM {9KCC}	79,748	0	79,748
INTER-FUND DUE FROM {9NOAH}	116,003	0	116,003
INTER-FUND DUE FROM {9SEC}	20,382	0	20,382
INTER-FUND DUE FROM {9FAR}	117,638	0	117,638
INTER-FUND DUE FROM {9BV}	42,685	0	42,685
INTER-FUND DUE FROM {9CR1}	10,305	0	10,305
INTER-FUND DUE FROM {9CR2}	9,439	0	9,439
INTER-FUND DUE FROM {VILLAS}	8,740	0	8,740
INTER-FUND DUE FROM {HCV}	-237,587	0	-237,587
INTER-FUND DUE FROM {HCV ADM}	-152,728	0	-152,728
INTER-FUND DUE FROM {HCV MV}	23,973	0	23,973
INTER-FUND DUE FROM {HCV CITY}	37,650	0	37,650
INTER-FUND DUE FROM {MOD REHAB}	2,833	0	2,833
INTER-FUND DUE FROM {FOUND}	110,091	0	110,091
INTER-FUND DUE FROM {PUB HSG}	1,589,216	0	1,589,216
INTER-FUND DUE FROM {ROSS GRANT}	252,091	0	252,091
INTER-FUND DUE FROM {FSS GRANT}	-77,789	0	-77,789
INTER-FUND DUE FROM {CNI GRANT}	910,485	0	910,485
INTER-FUND DUE FROM {CNP GRANT}	15,794	0	15,794
INTER-FUND DUE FROM {EHV}	834,075	0	834,075
INTER-FUND DUE FROM {6SCDEV18}	2,147	0	2,147
INTER-FUND DUE FROM {RCHC}	1,575	0	1,575
INTER-FUND DUE FROM	4,788,166	0	4,788,166
TOTAL CURRENT ASSETS	15,885,492	12,963,123	2,922,370
LAND	8,299,143	8,299,143	0
BUILDINGS	151,619,336	151,619,336	0
BUILDINGS - COMMERCIAL	400,000	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0
BUILDING IMPROVEMENTS	45,199,371	45,199,371	0
CONTRACT WORK IN PROCESS	3,084,769	2,896,441	188,328
WIP - PREDEVELOPMENT	829,036	829,036	0
WIP - INS PROCEEDS/REPAIRS	332,998	332,998	0
DWELLING EQUIPMENT	4,739,472	4,641,147	98,325
SITE IMPROVEMENTS	5,193,158	5,182,585	10,573
OFFICE EQUIPMENT	228,203	228,203	0
MAINTENANCE EQUIPMENT	349,433	349,433	0
COMMUNITY SPACE EQUIPMENT	71,734	71,734	0
COMPUTER EQUIPMENT	82,530	82,530	0
AUTOMOTIVE EQUIPMENT	2,268,209	2,268,209	0
SECURITY EQUIPMENT	1,336,001	1,336,001	0
ACCUM DEPR - BUILDINGS	-120,551,825	-120,083,109	-468,716
ACCUM DEPR - COMMERCIAL	-278,788	-277,576	-1,212
ACCUM DEPR - BUILDING ACQUISITION	-314,476	-313,113	-1,364
ACCUM DEPR - INELIGIBLE BLDG	-59,106	-58,839	-267

ACCUM DEPR - BUILDING IMPROVEMENTS	-27,389,625	-27,238,106	-151,519
ACCUM DEPR - DWELLING EQUIPMENT	-2,512,731	-2,497,833	-14,898
ACCUM DEPR - SITE IMPROVE	-3,138,269	-3,119,187	-19,082
ACCUM DEPR - OFFICE EQUIPMENT	-227,479	-227,189	-290
ACCUM DEPR - MAINTENANCE EQUIPMENT	-289,800	-288,737	-1,063
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-71,734	-71,734	0
ACCUM DEPR - COMPUTER EQUIPMENT	-63,380	-62,550	-831
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,068,319	-2,059,260	-9,059
ACCUM DEPR - SECURITY EQUIPMENT	-1,151,012	-1,145,296	-5,715
FIXED ASSETS	66,462,662	66,839,451	-376,790
N/R BAYVIEW	211,012	211,012	0
N/R FARNAM	553,079	553,079	0
N/R CROWN I	252,986	252,986	0
N/R CROWN II	161,563	161,563	0
N/R NOAH	898,034	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0
N/R KENNEDY SQUARE	350,000	350,000	0
NOTES RECEIVABLE	6,930,674	6,930,674	0
LT INTER-FUND DUE FROM {COCC}	0	1,165,200	-1,165,200
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	1,278,760	-451,908
LT INTER-FUND DUE FROM {9KCC}	248,036	414,136	-166,100
LT INTER-FUND DUE FROM {9NOAH}	66,840	188,999	-122,160
LT INTER-FUND DUE FROM {9SEC}	0	20,714	-20,714
LT INTER-FUND DUE FROM {9FAR}	462,869	576,987	-114,118
LT INTER-FUND DUE FROM {9BV}	241,026	284,615	-43,589
LT INTER-FUND DUE FROM {9CR1}	83,438	92,752	-9,314
LT INTER-FUND DUE FROM {9CR2}	121,904	131,540	-9,636
LT INTER-FUND DUE FROM {VILLAS}	214,719	446,267	-231,548
LT INTER-FUND DUE FROM {HCV}	0	1,108,438	-1,108,438
LT INTER-FUND DUE FROM {HCV ADM}	0	721,263	-721,263
LT INTER-FUND DUE FROM {HCV MV}	0	27,193	-27,193
LT INTER-FUND DUE FROM {HCV CITY}	0	37,650	-37,650
LT INTER-FUND DUE FROM {MOD REHAB}	0	2,703	-2,703
LT INTER-FUND DUE FROM {FOUND}	0	110,540	-110,540
LT INTER-FUND DUE FROM {PUB HSG}	0	1,639,476	-1,639,476
LT INTER-FUND DUE FROM {ROSS GRANT}	0	240,266	-240,266
LT INTER-FUND DUE FROM {FSS GRANT}	0	79,410	-79,410
LT INTER-FUND DUE FROM {CNI GRANT}	0	986,630	-986,630
LT INTER-FUND DUE FROM {CNP GRANT}	0	27,548	-27,548
LT INTER-FUND DUE FROM {EHV}	0	834,901	-834,901
LT INTER-FUND DUE FROM {6SCDEV18}	0	11,364	-11,364
LT INTER-FUND DUE FROM	2,390,435	10,552,103	-8,161,668
TAX CREDIT FEES	71,655	71,655	0
TAX CREDIT FEES	71,655	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0
LEASES RECEIVABLE	2,137,214	2,137,214	0
LEASES RECEIVABLE	2,137,214	2,137,214	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0

LT INTER-PROPERTY {9BV}	21,169	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0
LT INTER-PROPERTY	913,265	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0
TOTAL NON-CURRENT ASSETS	81,132,156	89,670,614	-8,538,458
TOTAL ASSETS	97,017,648	102,633,737	-5,616,088
LIABILITIES AND EQUITY			
LIABILITIES			
ACCOUNTS PAYABLE			
ACCOUNTS PAYABLE	-35,168	772,148	-807,317
ACCOUNTS PAYABLE	-35,168	772,148	-807,317
A/P OTHER	1,099	1,099	0
A/P OTHER	1,099	1,099	0
ACCRUED MGMT & BKKPING FEE	63,421	82,312	-18,891
ACCRUED FRONT-LINE FEES	1,103,879	1,379,894	-276,015
ACCRUED FEES	4,976	-199	5,175
ACCRUED FEES	1,172,276	1,462,007	-289,731
ACCR WAGES & WITHHOLDINGS			
ACCRUED PAYROLL	0	324,269	-324,269
ACCRUED PAYROLL TAXES	0	27,722	-27,722
EE INS DEDUCTIONS	4,509	-33	4,541
ACCR WAGES & WITHHOLDINGS	4,509	351,958	-347,449
COMPENSATED ABSENCES - CURRENT	0	230,346	-230,346
COMP ABSENCES - CURRENT	0	230,346	-230,346
TENANT SECURITY DEPOSIT	620,553	601,644	18,909
PET DEPOSIT	11,030	11,430	-400
DEPOSIT REFUND ACCOUNT	44,083	79,046	-34,963
TENANT SECURITY DEPOSIT	675,666	692,120	-16,454
Deferred Revenue - HUD Funds	980,398	980,398	0
TENANT PREPAID RENT	247,593	233,539	14,054
NO UNIT HOLDING ACCT	350	250	100
UNEARNED REVENUE	1,228,341	1,214,187	14,154
MORTGAGE PAYABLE - CURRENT	53,419	53,203	216
CURRENT PORTION OF DEBT	53,419	53,203	216
OTHER CURRENT LIABILITIES	23,106	23,106	0
CONTRACT RETAINAGE	817,239	798,406	18,833
OTHER CURRENT LIABILITIES	840,345	821,512	18,833
A/P OTHER - INTER-PROPERTY	50,000	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0
INTER-FUND DUE TO {COCC}	1,780,667	0	1,780,667
INTER-FUND DUE TO {HIOOPER}	90,777	0	90,777
INTER-FUND DUE TO {9EC}	70,546	0	70,546
INTER-FUND DUE TO {9KCC}	67,631	0	67,631
INTER-FUND DUE TO {9NOAH}	37,179	0	37,179
INTER-FUND DUE TO {9SEC}	343,857	0	343,857
INTER-FUND DUE TO {9FAR}	15,020	0	15,020
INTER-FUND DUE TO {9BV}	10,214	0	10,214
INTER-FUND DUE TO {9CR1}	12,494	0	12,494
INTER-FUND DUE TO {9CR2}	13,992	0	13,992
INTER-FUND DUE TO {VILLAS}	-49,174	0	-49,174

INTER-FUND DUE TO {HCV}	10,000	0	10,000
INTER-FUND DUE TO {HCV ADM}	207,905	0	207,905
INTER-FUND DUE TO {PUB HSG}	1,318,189	0	1,318,189
INTER-FUND DUE TO {ROSS GRANT}	11,630	0	11,630
INTER-FUND DUE TO {FSS GRANT}	39,357	0	39,357
INTERFUND DUE TO {CNI GRANT}	318	0	318
INTER-FUND DUE TO {EHV}	914	0	914
INTER-FUND DUE TO {6SCDEV18}	875,556	0	875,556
INTER-FUND DUE TO	4,857,069	0	4,857,069
TOTAL CURRENT LIABILITIES	8,847,554	5,648,580	3,198,973
MORTGAGE PAYABLE	1,381,418	1,385,861	-4,443
LOAN PAYABLE CDBG	502,000	502,000	0
LOAN PAYABLE OHA	5,977,676	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0
LONG TERM DEBT	10,822,831	10,827,275	-4,443
FSS ESCROW	691,761	649,440	42,321
FSS ESCROW	691,761	649,440	42,321
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0
LT ACCRUED FEES	20,458	20,458	0
TOTAL LT ACRUED FEES	913,264	913,264	0
COMPENSATED ABSENCES-LONG TERM	842,433	612,087	230,346
COMP ABSENCES-LONG TERM	842,433	612,087	230,346
LT INTER-FUND DUE TO {COCC}	643,500	2,516,070	-1,872,570
LT INTER-FUND DUE TO {HIOOPER}	420,241	712,700	-292,459
LT INTER-FUND DUE TO {9EC}	17,565	84,314	-66,749
LT INTER-FUND DUE TO {9KCC}	228,907	297,806	-68,899
LT INTER-FUND DUE TO {9NOAH}	176,615	213,794	-37,179
LT INTER-FUND DUE TO {9SEC}	0	330,288	-330,288
LT INTER-FUND DUE TO {9FAR}	37,389	52,409	-15,020
LT INTER-FUND DUE TO {9BV}	100,215	111,769	-11,553
LT INTER-FUND DUE TO {9CR1}	257,391	269,884	-12,494
LT INTER-FUND DUE TO {9CR2}	92,233	107,093	-14,859
LT INTER-FUND DUE TO {VILLAS}	416,378	593,791	-177,413
LT INTER-FUND DUE TO {HCV}	0	256,182	-256,182
LT INTER-FUND DUE TO {HCV ADM}	0	2,182,660	-2,182,660
LT INTER-FUND DUE TO {HCV MV}	0	5,409	-5,409
LT INTER-FUND DUE TO {PUB HSG}	0	1,351,317	-1,351,317
LT INTER-FUND DUE TO {ROSS GRANT}	0	20,482	-20,482
LT INTER-FUND DUE TO {FSS GRANT}	0	196,232	-196,232
LT INTER-FUND DUE TO {CNI GRANT}	0	222,810	-222,810
LT INTER-FUND DUE TO {CNP GRANT}	0	11,754	-11,754
LT INTER-FUND DUE TO {EHV}	0	2,475	-2,475
LT INTER-FUND DUE TO {6SCDEV18}	0	850,855	-850,855
LT INTER-FUND DUE TO	2,390,435	10,390,095	-7,999,661
TOTAL NON-CURRENT LIABILITIES	15,660,725	23,392,161	-7,731,437
TOTAL LIABILITIES	24,508,279	29,040,742	-4,532,463
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0
EQUITY			
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0

NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0
RETAINED EARNINGS	39,159,752	40,243,377	-1,083,625
RETAINED EARNINGS	39,159,752	40,243,377	-1,083,625
CONTRA EQUITY	6,821,512	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0
TOTAL EQUITY	70,725,005	71,808,630	-1,083,625
TOTAL LIABILITIES AND EQUITY	97,017,648	102,633,737	-5,616,088
TOTAL OF ALL	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES	6,662,185	6,734,643	-72,458	6,342,053	320,132
EXPENSES	7,740,953	8,127,843	386,890	6,809,005	-931,948
TRANSFERS	0	-196,875	-196,875	0	0
PRIOR PERIOD ADJUSTMENT	4,858	0	-4,858	1,000	-3,858
NET OPERATING INCOME (LOSS)	-1,083,625	-1,196,325	112,700	-467,952	-615,673
ADJUSTED NET OPERATING INCOME (LOSS)	-409,609	-568,893	159,284	-221,622	-187,987

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
DWELLING RENTS	610,730	533,677	77,053	647,117	-36,387
DWELLING RENTS SUBSIDY	30,487	19,779	10,708	34,128	-3,641
LATE FEES	19,190	11,923	7,267	18,754	436
LATE FEES {P-NOTES}	70	1,076	-1,006	0	70
LEGAL FEES	0	20,612	-20,612	10,858	-10,858
MAINTENANCE FEES	17,208	29,037	-11,829	32,708	-15,500
OTHER TENANT REVENUE	2,028	3,239	-1,211	20,555	-18,527
FRAUD RECOVERY REVENUE	75	1,019	-944	400	-325
TOTAL TENANT REVENUES	679,788	620,362	59,426	764,520	-84,731
HUD GRANTS AND SUBSIDY					
REVENUES-HUD SUBSIDY	580,481	567,049	13,432	633,139	-52,658
HOUSING ASST PAYMENTS	4,017,660	4,026,470	-8,810	3,748,073	269,587
ONGOING ADMIN FEES EARNED	318,644	328,379	-9,735	301,488	17,156
REVENUES - HUD CAPITAL - HARD COSTS	106,169	0	106,169	104,498	1,671
REVENUES - HUD CAPITAL - SOFT COSTS	216,599	18,750	197,849	129,048	87,551
TOTAL HUD GRANTS AND SUBSIDY	5,239,553	4,940,647	298,905	4,916,246	323,306
TOTAL FEE REVENUE					
MANAGEMENT FEE	160,333	156,148	4,185	181,849	-21,516
BOOKKEEPING FEE	45,720	46,777	-1,057	48,270	-2,550
FRONT LINE SERVICE FEE	140,605	388,151	-247,545	160,175	-19,570
FRONT LINE SERVICE FEE {IT}	5,743	12,070	-6,327	6,881	-1,138
OTHER FEES FOR SERVICE	4,976	585	4,390	0	4,976
TOTAL FEE REVENUE	357,377	603,731	-246,355	397,175	-39,799
OTHER GOV'T GRANTS/DONATIONS	160,665	392,971	-232,306	71,935	88,730
TOTAL OTHER GOV'T GRANTS DONATIONS	160,665	392,971	-232,306	71,935	88,730
INVESTMENT INCOME					
INTEREST INCOME - MAIN	1,559	2,606	-1,047	2,974	-1,415
TOTAL INTEREST INCOME - MAIN	1,559	2,606	-1,047	2,974	-1,415
INTEREST INCOME - OTHER	0	12,161	-12,161	0	0
TOTAL NON-CASH INT INCOME {HIO}	0	12,161	-12,161	0	0
INTEREST INCOME - RESTRICTED FUNDS	482	778	-296	1,075	-593
INT INCOME - RESTRICT FUNDS	482	778	-296	1,075	-593
OTHER INCOME					
NON-DWELLING RENTS	34,038	34,466	-428	34,706	-669
MISCELLANEOUS INCOME	250	51	199	100	150
COMMISSION INCOME	6,203	5,443	759	4,717	1,485
ADMINISTRATIVE FEES	3,234	1,416	1,818	1,692	1,541
DONATIONS - GENERAL	2	9	-7	3	-1
MISCELLANEOUS GRANT REVENUE	0	11,667	-11,667	0	0
DEVELOPERS FEES	0	108,333	-108,333	0	0
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0
INSURANCE PROCEEDS	179,036	0	179,036	146,909	32,127
TOTAL OTHER INCOME	222,762	161,386	61,376	188,128	34,634
TOTAL REVENUES	6,662,185	6,734,643	-72,458	6,342,053	320,132

EXPENSES**OPERATING EXPENSES****ADMINISTRATIVE EXPENSES****ADMINISTRATIVE SALARIES**

ADMIN SALARIES	410,559	1,011,903	601,344	373,189	-37,369
ADMIN CASUAL LABOR	54,133	31,232	-22,901	-854	-54,987
ALLOC ADMIN SALARIES	-18,346	-18,329	17	-17,618	728
TOTAL ADMIN SALARIES	446,346	1,024,806	578,460	354,717	-91,629

AUDIT EXPENSE	5,888	25,987	20,100	2,875	-3,012
MANAGEMENT FEE	160,333	152,998	-7,335	181,849	21,516
BOOKKEEPING FEE	45,720	44,809	-911	48,270	2,550
NIFA MONITORING FEE	9,270	510	-8,760	4,020	-5,250
TOTAL ADMINISTRATIVE FEE	221,210	224,304	3,094	237,014	15,804

COMPENSATED ABSENCE EXPENSE	0	0	0	0	0
TOTAL COMPENSATED ABSENCE	0	0	0	0	0

ADMIN EMPLOYEE BENEFITS	147	8,105	7,958	313	166
ALLOC ADMIN EMP BENEFITS	0	544	544	0	0
ER MEDICAL/DENTAL INS - ADMIN	136,437	225,046	88,608	136,642	205
ER PENSION - ADMIN	29,758	55,296	25,538	28,176	-1,583
ER TAXES-ADMIN	34,930	76,912	41,982	33,820	-1,110
TOTAL ADMIN EMPLOYEE BENEFITS	201,273	365,903	164,630	198,950	-2,323

LEGAL SERVICES - OUTSIDE	3,935	38,418	34,484	25,464	21,529
TRAINING/CONFERENCE	3,210	10,659	7,449	3,616	406
STAFF MEETING/RETREAT	1,634	390	-1,243	939	-695
TRAVEL	0	2,817	2,817	484	484
MILEAGE	654	841	187	340	-315
ADMIN VEHICLE - FUEL	4,135	5	-4,130	0	-4,135
ADMIN VEHICLE - MTCE & REPAIR	225	88	-138	510	285
PUBLICATIONS	0	192	192	0	0
MEMBERSHIPS	547	2,953	2,407	2,166	1,619
PAYROLL PROCESSING FEE	5,750	5,812	62	6,539	790
TELEPHONE	3,871	18,787	14,915	10,906	7,035
SAFETY EQUIPMENT/SUPPLIES	1,058	810	-249	14	-1,044
LEGAL SERVICES - INTERNAL	18,346	15,733	-2,614	17,618	-728
ALLOC INTERNAL LEGAL EXP	0	5,557	5,557	9,908	9,908
PRINTER SUPPLIES AND EXP	3,900	3,080	-820	1,464	-2,436
SOFTWARE EXP	42,803	48,484	5,681	6,714	-36,089
FORMS AND PRINTING	3,125	0	-3,125	0	-3,125
OFFICE EXPENSE	3,266	4,007	740	805	-2,462
OFFICE FURNISHINGS	37,618	1,538	-36,080	117	-37,502
POSTAGE	9,063	7,157	-1,906	8,700	-363
OFFICE SUPPLIES	7,572	6,761	-811	3,186	-4,385
OFFICE EQUIPMENT LEASES	5,890	5,717	-173	2,744	-3,146
COMPUTER EQUIPMENT	4,407	15,785	11,378	5,589	1,183
NETWORK COMMUNICATION	9,088	7,436	-1,652	3,333	-5,755
ADVERTISING /NEWSPAPER ADS	163	520	357	118	-44
CABLE TV	694	406	-288	708	13
EMPLOYEE HIRING & ADMIN EXP	5,818	5,360	-458	3,227	-2,591
CONSULTING	16,173	10,494	-5,679	7,636	-8,537
BANK FEE	5,087	8,119	3,032	3,031	-2,056
SECT 8 PORT OUT ADMIN FEES	4,722	0	-4,722	1,856	-2,866
LATE FEES	38	521	483	487	448
MISCELLANEOUS EXPENSE	77	3,608	3,531	40,158	40,081

FEES - PERMITS	0	19	19	5	5
PROPERTY TAX	1,839	2,414	576	0	-1,839
RENTAL EXPENSE	3,579	3,846	267	7,922	4,344
IT SUPPORT - CONTR SERV	48,718	30,468	-18,250	14,098	-34,620
PROFESSIONAL FEES	0	171	171	0	0
DEVELOPER'S FEE	0	2	2	0	0
TOTAL OTHER ADMIN EXPENSES	257,003	268,974	11,970	190,401	-66,603
FEE FOR SERVICE	5,743	5,462	-281	6,881	1,138
TENANT RESTITUTION	0	3,948	3,948	0	0
TOTAL FEE FOR SERVICE	5,743	9,410	3,668	6,881	1,138
TOTAL ADMINISTRATIVE EXPENSES	1,131,575	1,893,397	761,821	987,963	-143,612
RESIDENT SERVICES SALARIES					
RESIDENT SERVICES SALARIES	2,672	4,768	2,096	2,747	75
RESIDENT SERVICE CASUAL LABOR	6,050	6,073	23	6,575	525
TOTAL RESIDENT SERV SALARIES	8,722	10,841	2,119	9,322	600
RELOCATION EXPENSES	85,345	130,828	45,484	73,428	-11,917
RELOCATION - MOVING EXPENSE	2,519	628	-1,891	1,100	-1,419
RELOCATION - MISCELLANEOUS	0	367	367	0	0
TOTAL RELOCATION EXPENSE	87,864	131,823	43,959	74,528	-13,336
ER MEDICAL/DENTAL INS - RES SERV	1,902	1,985	83	1,891	-11
ER PENSION - RES SERV	218	262	44	235	17
ER TAXES-RES SERV	216	365	148	240	23
TOTAL RESIDENT SERV EMP BENEFITS	2,337	2,612	276	2,365	29
YOUTH ACTIVITIES	0	838	838	400	400
YOUTH ACTIVITIES - SCHOLARSHIPS	699	0	-699	0	-699
TOTAL YOUTH ACTIVITIES	699	838	138	400	-299
RESIDENT SERVICES EXPENSE	1,479	15,496	14,017	55	-1,424
RESIDENT SERVICES EVENTS & ACTIVITIES	5,519	2,936	-2,583	3,272	-2,247
RESIDENT FUND - STIPENDS	3,133	7,907	4,774	0	-3,133
RESIDENT FUND - MEETING EXPENSES	537	484	-54	15	-523
RESIDENT FUND - OTHER	-2,113	0	2,113	-2,100	13
TOTAL RESIDENT FUND	8,556	26,823	18,267	1,242	-7,314
FRONT LINE SERVICE FEE	140,136	170,205	30,069	136,452	-3,684
TOTAL FEE FOR SERVICE	140,136	170,205	30,069	136,452	-3,684
TOTAL OTHER RESIDENT SERVICES	248,314	343,142	94,828	224,308	-24,005
TOTAL RESIDENT SERVICE EXPENSES	248,314	343,142	94,828	224,308	-24,005
UTILITY EXPENSES					
UTILITY - WATER	30,130	23,030	-7,100	32,855	2,725
UTILITY - ELECTRIC	159,548	106,442	-53,105	216,126	56,578
UTILITY - GAS	86,090	34,880	-51,210	94,672	8,583
UTILITY - SEWER	42,364	32,131	-10,233	50,109	7,745
TOTAL UTILITY EXPENSES	318,132	196,484	-121,648	393,762	75,631
TOTAL MAINTENANCE					
MAINTENANCE SALARIES					
MAINTENANCE SALARIES	173,813	265,821	92,008	170,243	-3,570
MAINTENANCE CASUAL LABOR	0	944	944	0	0
ALLOC MAINT SALARIES	0	-17,544	-17,543	0	0
CUSTODIAN SALARIES	0	8,105	8,105	0	0
TOTAL MAINTENANCE SALARIES	173,813	257,327	83,514	170,243	-3,570
MAINTENANCE MATERIALS	4,302	0	-4,302	0	-4,302
APPLIANCES	9,007	12,848	3,841	13,915	4,907

DWELLING EQUIPMENT	0	112	112	174	174
PAINT	5,944	6,514	570	6,394	450
CLEANING SUPPLIES	1,508	2,537	1,029	1,857	349
HVAC MATERIALS	5,331	5,677	346	4,741	-590
LANDSCAPING MATERIALS	279	47	-232	0	-279
PLUMBING MATERIALS	15,117	17,295	2,177	10,517	-4,601
ELECTRICAL MATERIALS	1,336	5,015	3,679	4,494	3,157
GASOLINE USAGE FOR MAINT VEHICLES	3,083	1,129	-1,953	3,655	572
PEST CONTROL SUPPLIES	1,648	2,118	470	0	-1,648
MAINTENANCE TOOLS	4,181	1,487	-2,694	4,130	-51
MAINTENANCE MATERIALS	26,687	53,788	27,100	29,562	2,875
MAINTENANCE EQUIPMENT	0	172	172	150	150
EARLY PAY DISCOUNT	0	-1,006	-1,006	0	0
TOTAL MAINTENANCE MATERIALS	78,425	107,732	29,307	79,588	1,163
ELEVATORS - CONTRACTED SERV	8,582	8,526	-56	6,372	-2,210
HVAC - CONTRACTED SERV	74,109	19,152	-54,957	26,453	-47,656
LAWNS - CONTRACTED SERV	21,670	22,748	1,078	4,379	-17,291
MATS/UNIFORMS - CONTRACTED SVCE	2,861	761	-2,099	1,082	-1,778
PEST CONTROL - CONTRACTED SERV	1,600	3,859	2,259	8,200	6,600
SNOW REMOVAL - CONTRACTED SERV	8,811	7,260	-1,551	6,090	-2,721
TRASH - CONTRACTED SERV	23,238	6,656	-16,582	26,133	2,894
LANDFILL FEES - CONTRACTED SERV	427	330	-97	143	-283
CLEANING - CONTRACTED SERV	27,903	54,830	26,927	54,605	26,702
PAINTING - CONTRACTED SERV	20,117	13,596	-6,521	12,827	-7,290
ARBORIST - CONTRACTED SERV	12,700	5,282	-7,418	700	-12,000
FLOORING REPL - CONTRACTED SERV	21,998	8,327	-13,671	85,970	63,972
OUTDOOR CLEANING - CONTRACTED SERV	0	141	141	6,000	6,000
CONCRETE WORK - CONTRACTED SERV	1,950	220	-1,730	177	-1,773
ELECTRICAL - CONTRACTED SERV	28,098	10,377	-17,721	12,247	-15,850
LANDSCAPE - CONTRACTED SERV	2,816	1,190	-1,626	0	-2,816
PLUMBING - CONTRACTED SERV	21,619	8,906	-12,714	12,005	-9,615
ROOF REPAIRS - CONTRACTED SERV	5,791	891	-4,900	2,860	-2,931
EXTERIOR REPAIRS - CONTRACTED SERV	2,600	2,337	-263	9,131	6,531
VEHICLE MAINTENANCE & REPAIR	2,752	4,870	2,117	3,065	313
MAINTENANCE EQUIPMENT REPAIR	364	1,231	867	0	-364
WINDOWS/DOORS REPL - CONTRACTED SERV	13,228	15,554	2,327	10,219	-3,009
VACANT TURNOVER - CONTRACTED SERV	0	850	850	0	0
INSPECTIONS - CONTRACTED SERV	2,020	1,662	-358	7,900	5,880
INTERIOR REPAIRS - CONTRACTED SERV	176,653	4,330	-172,323	49,946	-126,707
FIRE SAFETY - CONTRACTED SERVICES	7,020	19,203	12,183	23,669	16,650
OTHER - OUTSIDE MAINT	0	283	283	0	0
HAZMAT - CONTRACTED SERV	9,950	595	-9,355	9,450	-500
RADON - CONTRACTED SERV	900	93	-807	0	-900
ALLOC INSPECTIONS EXPENSE	4,976	577	-4,399	0	-4,976
TOTAL MAINT SERVICES AND CONTRACTS	504,753	224,636	-280,116	379,624	-125,129
MAINTENANCE EMPLOYEE BENEFITS	61	1,923	1,862	82	21
ALLOC MAINT EMP BENEFITS	0	-4,919	-4,919	0	0
ER MED/DENTAL INS - MAINT	69,029	62,388	-6,641	66,272	-2,758
ER PENSION - MAINT	12,962	14,620	1,658	12,208	-754
ER TAXES - MAINT	14,805	20,335	5,530	15,727	922
ER PENSION - GROUND CREW	0	124	124	0	0
TOTAL MAINT EMPLOYEE BENEFITS	96,858	94,472	-2,386	94,289	-2,568
TOTAL MAINTENANCE EXPENSES	853,849	684,167	-169,682	723,744	-130,104

PROTECTIVE SERVICE EXPENSES

PROTECTIVE SERVICE SALARIES					
SECURITY SALARY	0	0	0	13,416	13,416
TOTAL PROTECTIVE SERV SALARIES	0	0	0	13,416	13,416
FRONT LINE SERVICE FEES	470	0	-470	23,724	23,254
TOTAL FEE FOR SERVICE	470	0	-470	23,724	23,254
GUARDS - CONTRACTED SECURITY	137,370	0	-137,370	0	-137,370
SECURITY & MONITORING	42,527	5,207	-37,320	5,494	-37,033
SECURITY - CONTRACTED SERV	31,866	65,616	33,750	472	-31,393
SECURITY EQUIPMENT & MATERIALS	6,062	56,199	50,137	72,428	66,367
TOTAL SECURITY EXPENSE	217,824	127,022	-90,802	78,394	-139,430
ER MEDICAL/DENTAL INS - SECURITY	0	0	0	907	907
ER PENSION - SECURITY	0	0	0	1,036	1,036
ER TAXES - SECURITY	0	0	0	1,305	1,305
TOTAL SECURITY EMPLOYEE BENEFITS	0	0	0	3,249	3,249
TOTAL PROTECT SERVICE EXPENSES	218,294	127,022	-91,271	118,783	-99,511
GENERAL EXPENSES					
INSURANCE EXPENSES					
INSURANCE - LIABILITY	22,969	29,652	6,684	6,642	-16,327
INSURANCE - PROPERTY	64,643	67,902	3,259	13,672	-50,971
INSURANCE - WORKERS COMP	20,392	37,716	17,325	26,908	6,517
TOTAL INSURANCE EXP	108,004	135,271	27,267	47,222	-60,782
BAD DEBT EXPENSE	-612	50,417	51,029	84,649	85,261
TOTAL BAD DEBT EXPENSE	-612	50,417	51,029	84,649	85,261
CLOSING COSTS	4,866	0	-4,866	0	-4,866
MORTGAGE INTEREST	5,837	11,260	5,423	6,042	206
TOTAL LOAN INTEREST	5,837	11,260	5,423	6,042	206
TOTAL GENERAL EXPENSES	118,094	196,947	78,853	137,914	19,819
TOTAL OPERATING EXPENSES	2,888,257	3,441,159	552,902	2,586,475	-301,783
NON-OPERATING EXPENSES					
HAP EXPENSES					
HAP EXPENSE	3,946,922	3,847,123	-99,800	3,772,891	-174,031
HAP EXPENSE - PORTABLE	120,912	67,074	-53,838	45,909	-75,003
UTILITY REIMBURSEMENT	110,845	145,054	34,209	157,400	46,555
TOTAL HAP EXPENSES	4,178,679	4,059,251	-119,428	3,976,200	-202,479
DEPRECIATION EXPENSE	674,016	627,432	-46,584	246,330	-427,686
TOTAL DEPR & AMORT EXPENSE	674,016	627,432	-46,584	246,330	-427,686
TOTAL NON-OPERATING EXPENSES	4,852,696	4,686,684	-166,012	4,222,530	-630,166
TOTAL EXPENSES	7,740,953	8,127,843	386,890	6,809,005	-931,948
TRANSFERS BET PROGRAMS & PROJECTS - IN	33,990	225,256	-191,266	29,889	4,101
TRANSFERS BET PROGRAMS & PROJECTS - OUT	33,990	28,381	-5,609	29,889	-4,101
TOTAL TRANSFERS	0	-196,875	-196,875	0	0
PRIOR PERIOD ADJUSTMENT	4,858	0	-4,858	1,000	-3,858
TOTAL PRIOR PERIOD ADJUSTMENT	4,858	0	-4,858	1,000	-3,858
NET OPERATING INCOME (LOSS)	-1,083,625	-1,196,325	112,700	-467,952	-615,673
ADJUSTED NET OPERATING INCOME (LOSS)	-409,609	-568,893	159,284	-221,622	-187,987

Property = 7pubhsg 7cap

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
TOTAL TENANT REVENUES	563,381	527,471	35,911	640,640	-77,259
HUD GRANTS AND SUBSIDY					
TOTAL HUD GRANTS AND SUBSIDY	903,249	585,799	317,450	866,685	36,563
INVESTMENT INCOME					
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	2,045	-2,044
TOTAL NON-CASH INT INCOME {HIO}	0	11,828	-11,828	0	0
INT INCOME - RESTRICT FUNDS	362	393	-31	410	-48
OTHER INCOME					
TOTAL OTHER INCOME	205,558	26,222	179,336	173,818	31,741
TOTAL REVENUES	1,672,551	1,153,333	519,218	1,683,598	-11,047
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES	290,288	294,461	4,173	291,324	1,036
RESIDENT SERVICE EXPENSES	141,411	172,910	31,499	137,788	-3,622
UTILITY EXPENSES	287,369	173,932	-113,437	361,224	73,855
MAINTENANCE EXPENSES	718,199	555,404	-162,795	626,983	-91,216
PROTECT SERVICE EXPENSES	161,338	119,086	-42,252	85,629	-75,709
GENERAL EXPENSES	85,731	118,177	32,446	92,536	6,804
TOTAL OPERATING EXPENSES	1,684,335	1,433,969	-250,366	1,595,484	-88,851
NON-OPERATING EXPENSES					
HAP EXPENSES	10,679	12,685	2,006	15,409	4,730
DEPR & AMORT EXPENSE	502,828	529,723	26,894	178,301	-324,527
TOTAL NON-OPERATING EXPENSES	513,507	542,408	28,900	193,710	-319,797
TOTAL EXPENSES	2,197,843	1,976,376	-221,466	1,789,194	-408,649
TOTAL TRANSFERS	33,990	-102,305	-136,295	29,889	-4,101
NET OPERATING INCOME (LOSS)	-559,281	-720,738	161,457	-135,485	-423,796
ADJUSTED NET OPERATING INCOME (LOSS)	-56,453	-191,015	134,562	42,816	-99,269

Public Housing (7pubhsg)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
TOTAL TENANT REVENUES	563,381	527,471	35,911	640,640	-77,259
HUD GRANTS AND SUBSIDY					
TOTAL HUD GRANTS AND SUBSIDY	580,481	567,049	13,432	633,139	-52,658
INVESTMENT INCOME					
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	2,045	-2,044
TOTAL NON-CASH INT INCOME {HIO}	0	11,828	-11,828	0	0
INT INCOME - RESTRICT FUNDS	362	393	-31	410	-48
OTHER INCOME					
TOTAL OTHER INCOME	205,558	26,222	179,336	173,818	31,741
TOTAL REVENUES	1,349,783	1,134,583	215,200	1,450,051	-100,268
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES	250,357	294,461	44,103	291,310	40,953
RESIDENT SERVICE EXPENSES	141,411	172,910	31,499	137,788	-3,622
UTILITY EXPENSES	287,369	173,932	-113,437	361,224	73,855
MAINTENANCE EXPENSES	463,410	536,654	73,244	451,259	-12,151
PROTECT SERVICE EXPENSES	161,338	119,086	-42,252	85,629	-75,709
GENERAL EXPENSES	85,731	118,177	32,446	92,536	6,804
TOTAL OPERATING EXPENSES	1,389,616	1,415,219	25,602	1,419,746	30,130
NON-OPERATING EXPENSES					
HAP EXPENSES	10,679	12,685	2,006	15,409	4,730
DEPR & AMORT EXPENSE	502,828	529,723	26,894	178,301	-324,527
TOTAL NON-OPERATING EXPENSES	513,507	542,408	28,900	193,710	-319,797
TOTAL EXPENSES	1,903,124	1,957,626	54,503	1,613,456	-289,667
TOTAL TRANSFERS	33,990	-102,305	-136,295	29,889	-4,101
NET OPERATING INCOME (LOSS)	-587,330	-720,738	133,408	-193,294	-394,037
ADJUSTED NET OPERATING INCOME (LOSS)	-84,502	-191,015	106,513	-14,993	-69,509

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
TOTAL TENANT REVENUES	116,267	78,513	37,754	113,022	3,245
HUD GRANTS AND SUBSIDY					
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0
INT INCOME - RESTRICT FUNDS	120	385	-265	665	-545
OTHER INCOME					
TOTAL OTHER INCOME	13,730	13,685	45	12,615	1,115
TOTAL REVENUES	130,116	92,583	37,534	126,302	3,814
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES	32,071	25,565	-6,505	24,134	-7,937
RESIDENT SERVICE EXPENSES	14,894	13,730	-1,164	17,909	3,015
UTILITY EXPENSES	24,709	11,292	-13,417	25,976	1,267
MAINTENANCE EXPENSES	75,936	73,952	-1,984	75,638	-298
PROTECT SERVICE EXPENSES	25,325	4,811	-20,515	11,505	-13,820
GENERAL EXPENSES	2,074	28,254	26,179	18,823	16,749
TOTAL OPERATING EXPENSES	175,009	157,603	-17,406	173,984	-1,024
NON-OPERATING EXPENSES					
HAP EXPENSES	4,319	4,683	364	4,942	623
DEPR & AMORT EXPENSE	94,195	72,763	-21,431	55,369	-38,826
TOTAL NON-OPERATING EXPENSES	98,514	77,447	-21,067	60,311	-38,203
TOTAL EXPENSES	273,523	235,050	-38,473	234,296	-39,227
TOTAL TRANSFERS	-33,990	-38,320	-4,330	-29,889	4,101
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	1,000	1,000
NET OPERATING INCOME (LOSS)	-109,416	-104,147	-5,269	-79,105	-30,312
ADJUSTED NET OPERATING INCOME (LOSS)	-15,221	-31,384	16,163	-23,736	8,515

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
TOTAL TENANT REVENUES	0	26	-26	150	-150
HUD GRANTS AND SUBSIDY					
TOTAL HUD GRANTS AND SUBSIDY	4,166,641	4,200,287	-33,646	3,877,164	289,477
TOTAL FEE REVENUE					
TOTAL FEE REVENUE	4,976	585	4,390	0	4,976
TOTAL REVENUES	4,171,617	4,200,898	-29,281	3,877,314	294,303
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES	277,239	287,534	10,296	214,235	-63,004
RESIDENT SERVICE EXPENSES	0	0	0	-2,100	-2,100
MAINTENANCE EXPENSES	19,508	36,437	16,929	16,967	-2,541
GENERAL EXPENSES	2,987	4,932	1,945	3,747	760
TOTAL OPERATING EXPENSES	299,734	328,904	29,170	232,848	-66,885
NON-OPERATING EXPENSES					
HAP EXPENSES	3,971,480	3,886,116	-85,365	3,774,483	-196,997
DEPR & AMORT EXPENSE	995	995	0	0	-995
TOTAL NON-OPERATING EXPENSES	3,972,475	3,887,110	-85,365	3,774,483	-197,992
TOTAL EXPENSES	4,272,209	4,216,014	-56,195	4,007,332	-264,877
NET OPERATING INCOME (LOSS)	-100,592	-15,116	-85,476	-130,018	29,426
ADJUSTED NET OPERATING INCOME (LOSS)	-99,597	-14,121	-85,476	-130,018	30,421

River City Management (7river)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
TOTAL TENANT REVENUES	140	0	140	0	140
INVESTMENT INCOME					
TOTAL INTEREST INCOME - MAIN	1,532	921	611	897	635
OTHER INCOME					
TOTAL OTHER INCOME	144	108,333	-108,189	0	144
TOTAL REVENUES	1,816	109,254	-107,438	897	919
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES	46,342	1,869	-44,473	0	-46,342
RESIDENT SERVICE EXPENSES	17	412	395	402	385
MAINTENANCE EXPENSES	6,130	0	-6,130	0	-6,130
PROTECT SERVICE EXPENSES	29,783	0	-29,783	0	-29,783
GENERAL EXPENSES	2,618	217	-2,401	0	-2,618
TOTAL OPERATING EXPENSES	84,890	2,498	-82,392	402	-84,488
NON-OPERATING EXPENSES					
DEPR & AMORT EXPENSE	63,203	0	-63,203	0	-63,203
TOTAL NON-OPERATING EXPENSES	63,203	0	-63,203	0	-63,203
TOTAL EXPENSES	148,093	2,498	-145,595	402	-147,691
NET OPERATING INCOME (LOSS)	-146,277	106,756	-253,033	495	-146,772
ADJUSTED NET OPERATING INCOME (LOSS)	-83,074	106,756	-189,830	495	-83,569

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = ysi_is

	January 2026	Budget	Variance	January 2025	Change
REVENUES					
TENANT REVENUES					
TOTAL TENANT REVENUES	0	14,344	-14,344	10,708	-10,708
TOTAL FEE REVENUE					
TOTAL FEE REVENUE	352,401	603,146	-250,745	397,175	-44,774
TOTAL OTHER GOV'T GRANTS DONATIONS	0	336,926	-336,926	0	0
INVESTMENT INCOME					
TOTAL INTEREST INCOME - MAIN	26	64	-38	32	-6
TOTAL NON-CASH INT INCOME {HIO}	0	333	-333	0	0
OTHER INCOME					
TOTAL OTHER INCOME	94	11,729	-11,635	0	94
TOTAL REVENUES	352,521	966,543	-614,022	407,915	-55,394
EXPENSES					
OPERATING EXPENSES					
ADMINISTRATIVE EXPENSES	435,038	1,223,580	788,542	399,394	-35,644
RESIDENT SERVICE EXPENSES	85,204	154,382	69,177	67,439	-17,765
UTILITY EXPENSES	6,054	11,261	5,207	6,563	509
MAINTENANCE EXPENSES	32,901	18,307	-14,594	3,343	-29,558
PROTECT SERVICE EXPENSES	1,848	3,126	1,278	21,649	19,801
GENERAL EXPENSES	23,570	43,976	20,406	21,237	-2,332
TOTAL OPERATING EXPENSES	584,615	1,454,632	870,016	519,626	-64,990
NON-OPERATING EXPENSES					
DEPR & AMORT EXPENSE	12,734	23,891	11,157	12,598	-136
TOTAL NON-OPERATING EXPENSES	12,734	23,891	11,157	12,598	-136
TOTAL EXPENSES	597,350	1,478,523	881,173	532,224	-65,126
TOTAL TRANSFERS	0	-56,250	-56,250	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	4,858	0	-4,858	0	-4,858
NET OPERATING INCOME (LOSS)	-249,686	-455,730	206,044	-124,308	-125,378
ADJUSTED NET OPERATING INCOME (LOSS)	-236,952	-431,839	194,887	-111,710	-125,242

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: February 20, 2026
Re: Finance Report

AGENCY BALANCE SHEET

January 2026:

Overall **Cash** position decreased **\$684,180** YTD. All business units had decreases in cash YTD except COCC.

- Public Housing & capital funds had a decrease of **\$750,636**
- HIO: had a decrease of **\$54,488**
- Section 8 Programs: had a decrease of **\$156,973**
- Central Office: had an increase of **\$306,103**
- River City Housing Connections: had a decrease of **\$90,818**

Accounts Receivable had a decrease of **\$1,331,281** YTD

- Operating A/R had a decrease of **\$1,360,882** - CNI/CNIS grant receivable
- A/R Inter-property had a decrease of **\$58,821**
- Tenant Receivables had an increase of **\$87,416**
- A/R Promissory Notes had an increase of **\$1,006**

Prepaid Assets had an increase of **\$149,666** YTD

Total Assets decreased **\$5,616,088** YTD, reversal of ST/LT inter-fund reclass.

Total Liabilities decreased **\$4,532,463** YTD, reversal of ST/LT inter-fund reclass.

Current Liabilities increased **\$3,198,973** YTD

- Accounts Payable decreased **\$807,317**
- Accrued Fees decreased **\$289,731**
- Accrued Wages decreased **\$347,449**

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: February 20, 2026
Re: Finance Report

AGENCY INCOME STATEMENT

Total Revenue is \$320k more than PYTD revenue. Revenue is under budget by \$72k YTD.

Total Operating Expenses up \$302k over PYTD, better to budget by \$553k.

- Administrative Expenses worse to PYTD \$147k (salaries, casual labor, software, office furnishings, IT contracted services)
- Maintenance Expenses are over PYTD by \$130k, generally correlated to HUD soft costs & offset by revenue
- Protective Service Expenses are worse to PYTD by \$100k

HAP Expenses (Section 8/HCV) are better to budget and PYTD

- CYTD program net loss = \$161,019
- PYTD program net loss = \$228,127

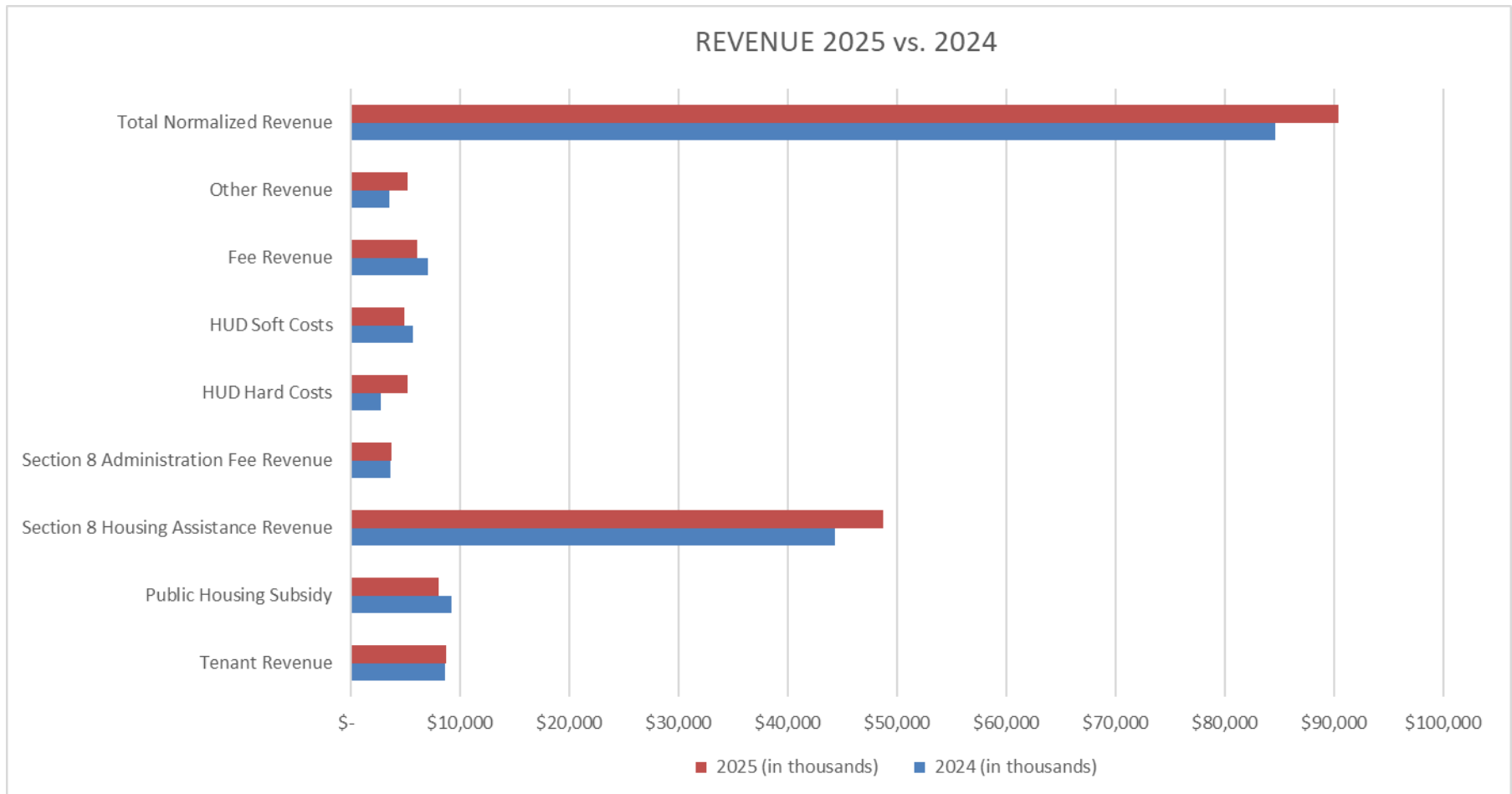
2026 Adjusted Net Operating Loss = \$409,609

- Budgeted Loss = \$568,893
- PYTD ANOL = \$221,622

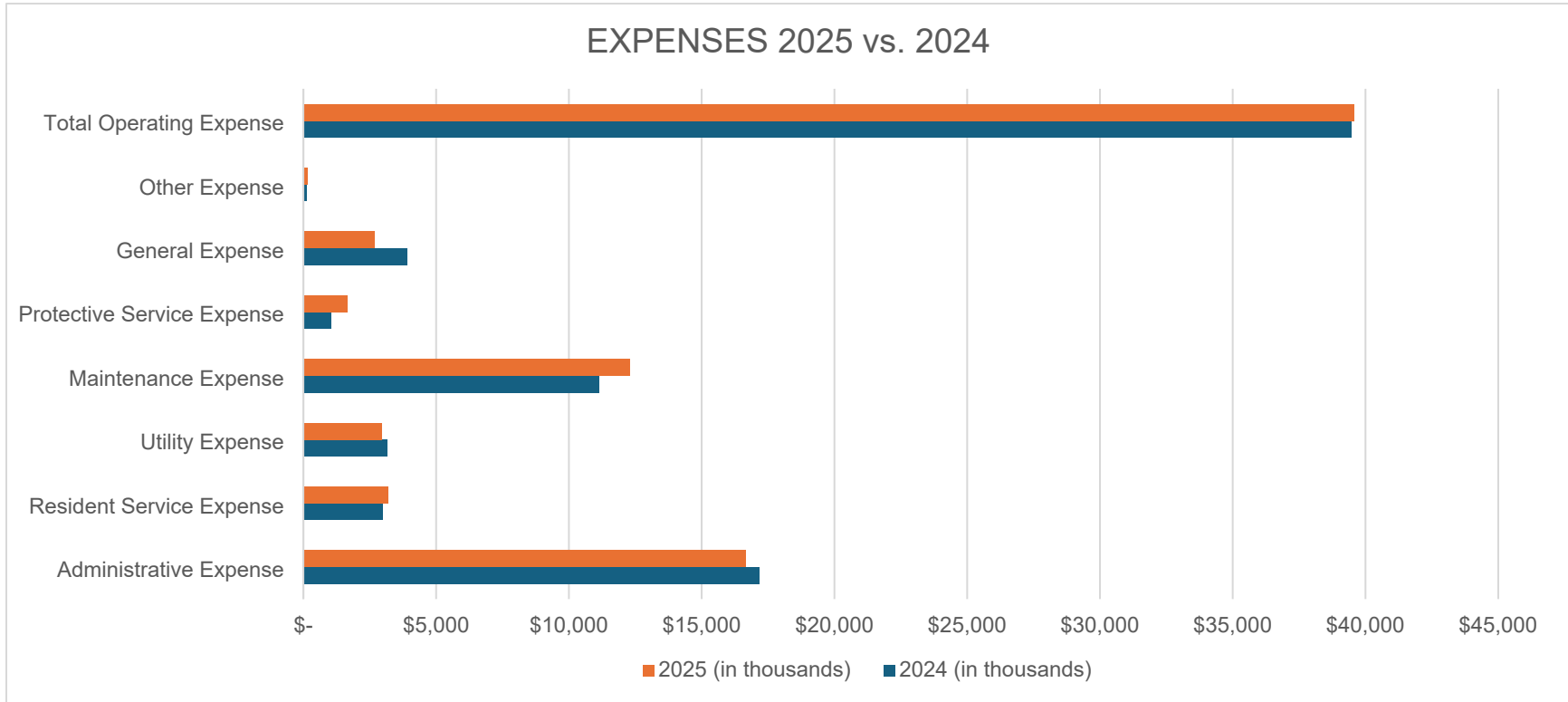
Minimal activity revenue & expense in River City due to late issuance of Tenant Protection Vouchers by HUD.

2025 Financial Recap

- **2025 Normalized Adjusted Net Operating Income - \$954,657***
- **2024 Normalized Adjusted Net Operating Income - \$126,406****

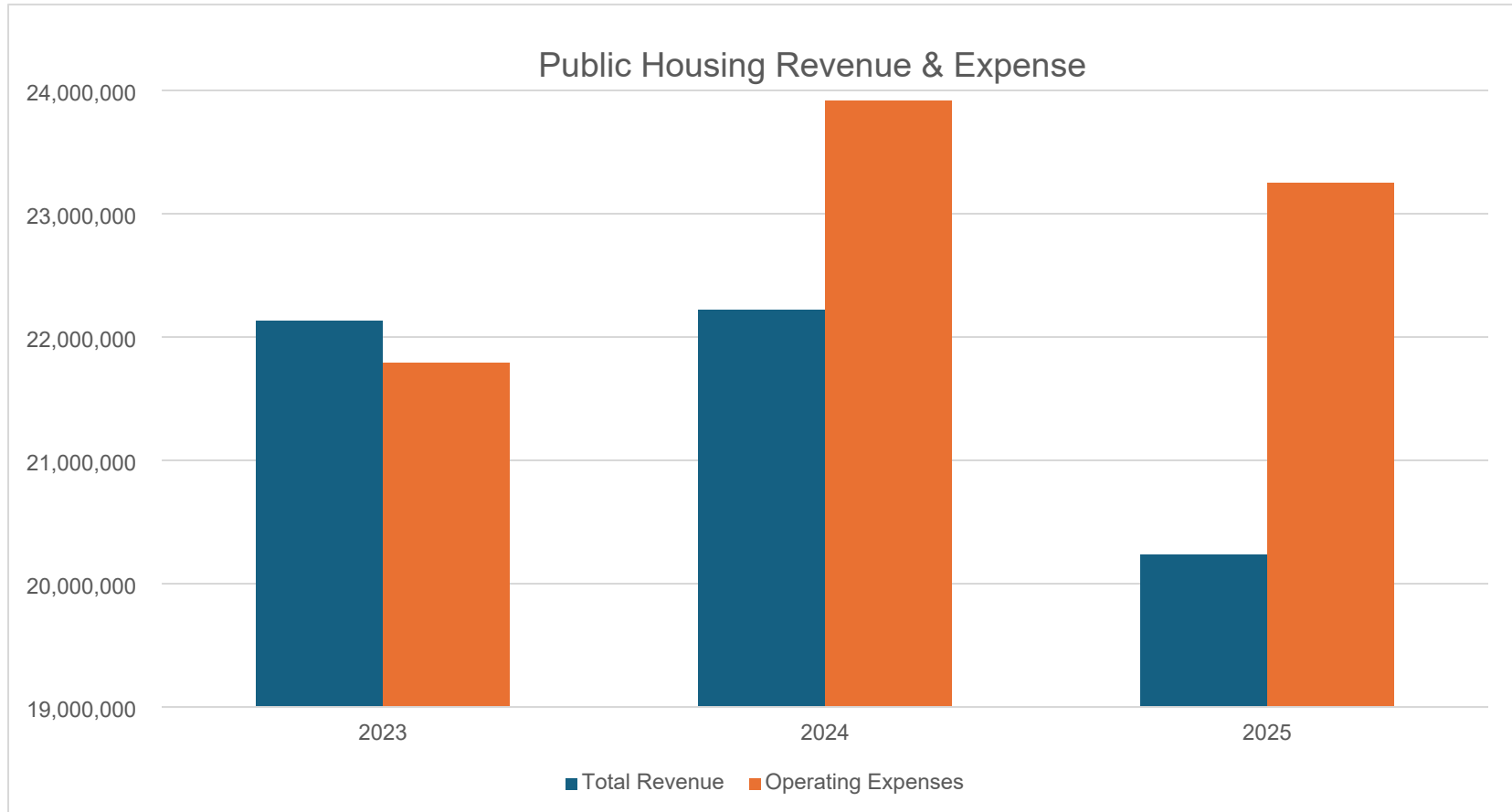


2025 Financial Recap

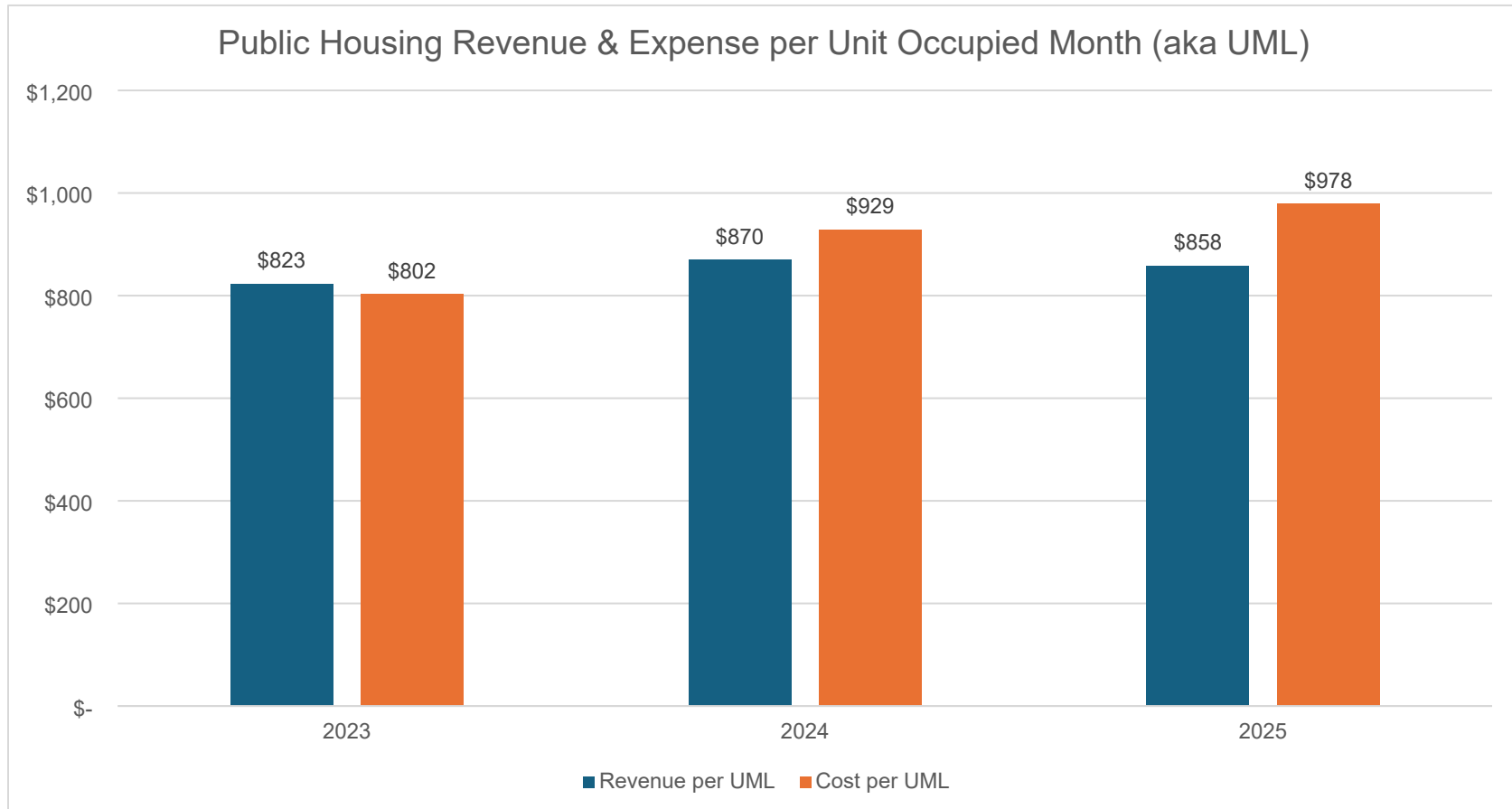


SECTION 8 PROGRAM	2024	2025
Section 8 Housing Assistance Revenue	\$ 44,264,806	\$ 48,666,436
Section 8 Housing Assistance Expense	45,567,067	49,451,490
Section 8 Program Net Loss	\$ (1,302,261)	\$ (785,054)

2025 Financial Recap



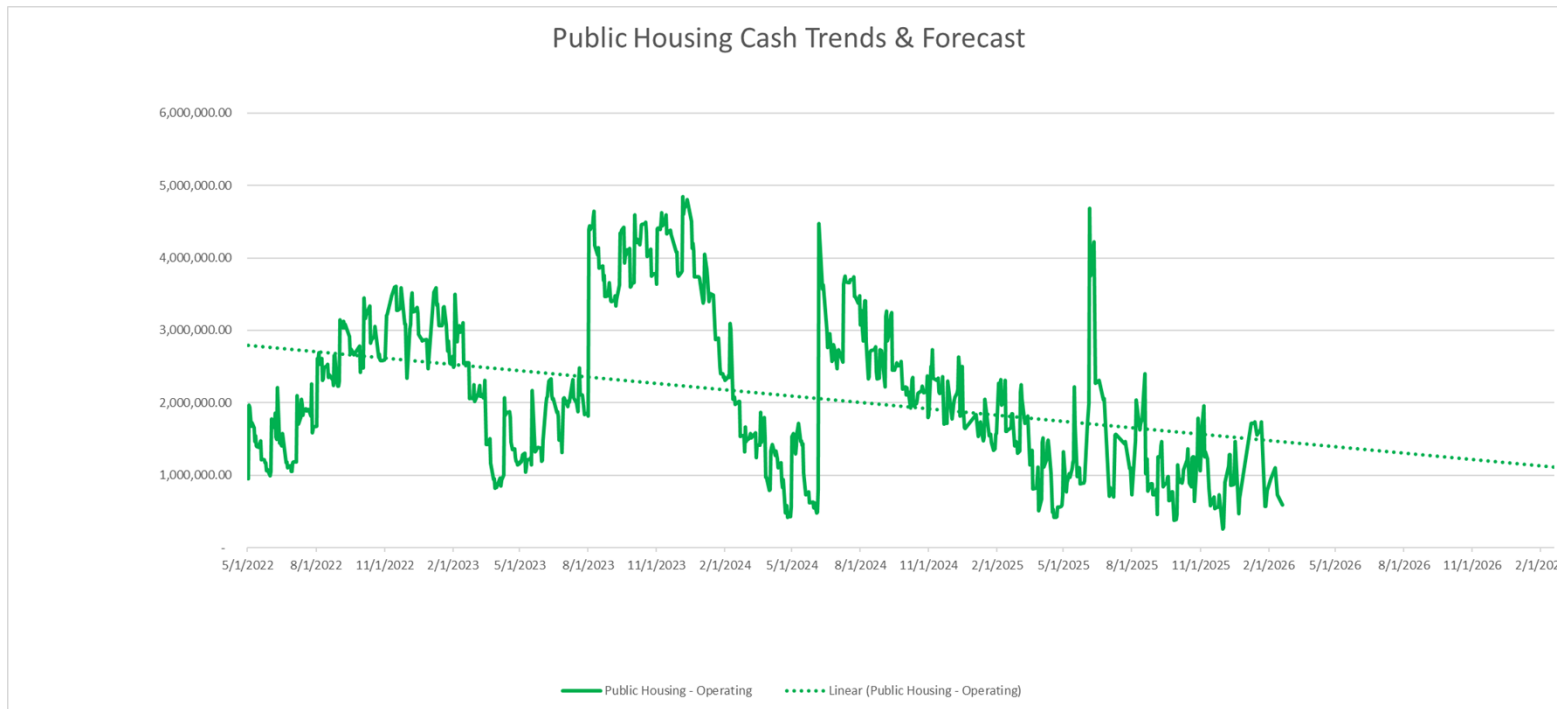
2025 Financial Recap



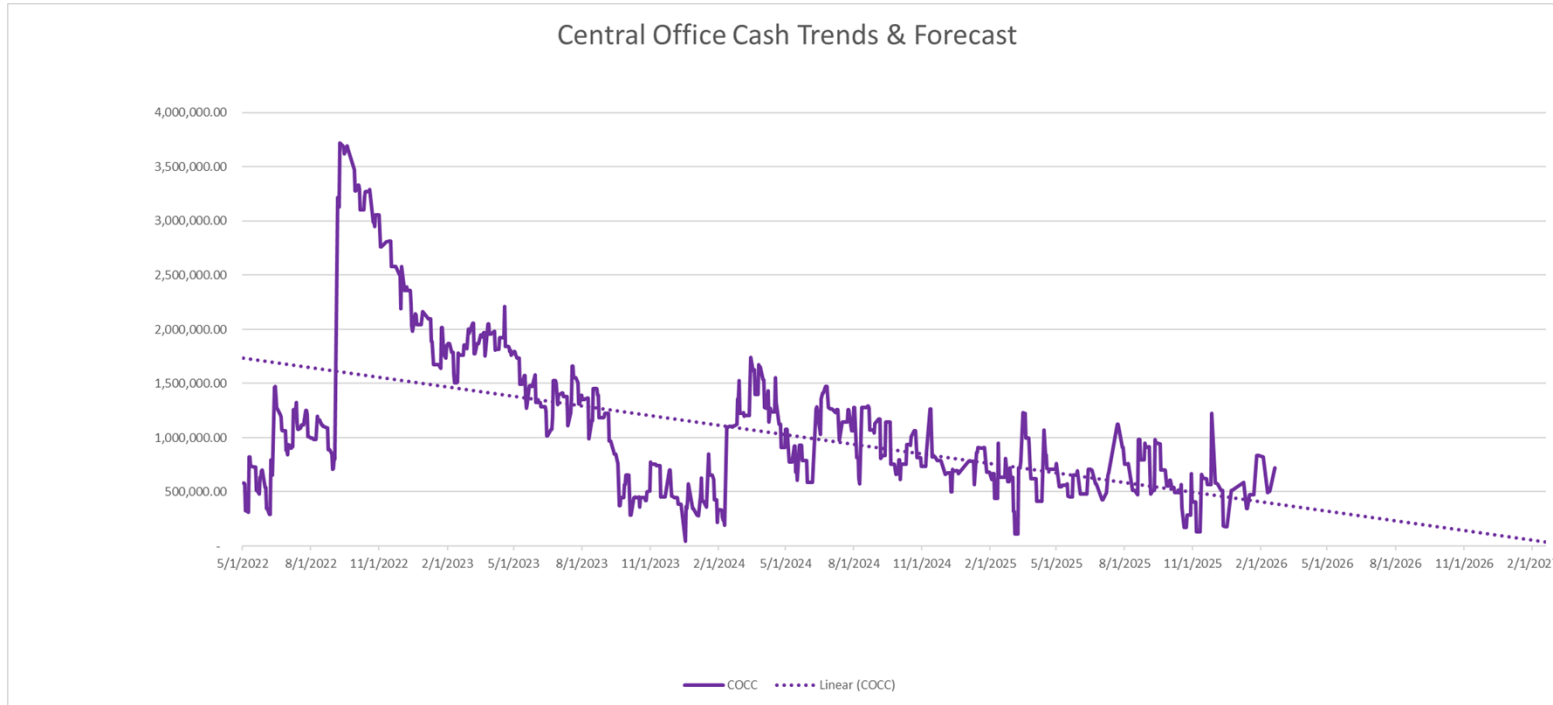
- Total cash is down \$2.9M since January 1, 2025
- Tenant accounts receivable is up \$43k since January 1, 2025.

2025 Financial Recap

- Total tenant accounts receivable write-offs during 2025 - \$852k



2025 Financial Recap



5.7. Development

Memorandum



To: OHA Board of Commissioners
From: Joy Kayode, Strategic Project Manager
Date: February 23, 2026
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of MLK Square was completed in November 2025. Lease up started mid-November 2025 was completed by the end of December 2025.

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

Choice Neighborhood Implementation Grant – Southside

Construction is progressing on the first phase of the Southside Terrace redevelopment, with over 80% completion. This phase will consist of a 92-unit multi-family building. Tours for returning residents were held on February 11, 2026. A video tour will be made available for prospective applicants who were not able to attend. Lease up will begin in the coming weeks. The tentative occupancy date is scheduled for May 1, 2026.

SST Phase 2 financial closing occurred in June 2025. To date, construction is 15% complete. Underground utility connection work is in progress.

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

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

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

Design work for SST Phase 3 is progressing. This Phase received 4% LIHTC award. Demolition is anticipated for March or April 2026. Closing is anticipated to occur in the second quarter of 2026.

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

Scattered Site Housing and Chambers Court

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

Lease up is 95% complete. OHA will continue to lease up and provide additional updates in the coming months.

The sale of Chambers Court is scheduled for early second quarter 2026.

Tower Repositioning Planning

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

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

Florence Tower and Kay Jay Tower conversion is ongoing. OHA is working with Brinshore to ensure that the required documentation is submitted for HUD review in advance of closing. Closing is anticipated to occur in the third quarter of 2026.

Conversion Summary

OHA Asset	Status	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Scattered Sites NE	CONVERSION UNDERWAY	117	PBV	Project-Based Vouchers (Under Section 8)	117	River City Housing
NOAH	HUD APPROVAL PENDING	19	PBV	Project-Based Vouchers (Under Section 8)	19	River City Housing
Pine Tower	CONVERTED – 11/21/2025	143	RAD/Section 18 Blend	Project-Based Vouchers (Under Section 8)	143	River City Housing
Chambers Court	SALE ANTICIPATED Q2 2026	32 Public Housing / 38 LIHTC	Disposition - Sale	-		Hoppe Development

Kay Jay – Florence Towers	CLOSING ANTICIPATED Q3 2026	223 FT – 106 KJ - 117	RAD/Section 18 Blend	Project-Based Vouchers (Under Section 8)	223 FT – 106 KJ - 117	
UPCOMING S18 Applications						
SCNE	APPLICATION ANTICIPATED - Q1/ Q2 2026	29	Sale at FMR	No longer in OHA Portfolio	0	Various Owners
SCNW	APPLICATION ANTICIPATED - Q2 2026	66	PBV	Project-Based Vouchers (Under Section 8)	66	River City Housing

5.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – February 2026

GENERAL UPDATES

- Capital Improvements and Procurement reporting for the Board has been streamlined; feedback about this new format is welcome.
- For concision, the “Grant Status Update” on page 2 has been modified to remove expended grants that will be inactive until pending formal closure.
- The “In-Development Projects” section will only display projects that do not result from solicitation activity, to avoid duplication between the Capital Improvements and Procurement reports.

Capital Funds Project Status update as of 2/19/2026

Project	Comments
<i><u>COMPLETED PROJECTS</u></i>	
Jackson thermostat replacements	Completed January 2026

<i><u>IN-PROGRESS PROJECTS</u></i>	
Annex Interior Renovation	Project kickoff 3/2/2026
Key Management Upgrades	Estimated completion March 2026
Energy Audit	Vendor selected, kickoff in March 2026
Kay Jay Tower Shower Replacements	Estimated completion Feb 2025
Jackson Tower Unit Renovations	Estimated completion April 2026
Jackson Tower Plumbing Stack Replacements	Estimated completion Summer 2026

<i><u>IN-DEVELOPMENT PROJECTS</u></i>	
Crown Tower Waterproofing A&E	QBS completed, vendor providing proposal
Farnam Building Elevator Replacement	Confirming existing vendor contract sufficient

Capital Funds Grant Status Update as of 2/19/2026

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	\$7,133,811	99.92%	\$7,139,851	100.00%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$1,754,801	81.81%	\$2,145,000	100.00%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,885,931	81.80%	\$7,173,205	100.00%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$6,967,159	93.50%	\$7,433,097	100.00%	Obligation complete, expending
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$2,659,907	35.01%	\$2,732,811	35.97%	Obligation in progress
2026	Formula	?	Q2 2026	Q2 2028	Q2 2030	\$0	0.00%	\$0	0.00%	Pending HUD processing

Procurement Monthly Report – February 2026

<u>SOLICITATION ACTIVITY</u>		
Project	Type	Anticipated Board Month
SFH Window Project	QSP	April
Alamo Exterior Project	IFB	April
Multifamily Drainage Project	IFB	May
Custodial Services	RFP	May
Electrical Services	RFP	May
Plumbing Services	RFP	May
Flooring Services	RFP	May
Bayview Exterior Project	IFB	June
Crown Tower Waterproofing Project	IFB	June
SFH Lead Paint Project	IFB	June
Annex Exterior Project	IFB	July
Architectural and Engineering Services	RFQ	July
Farnam Exterior Project	IFB	July

<u>CURRENT CONTRACT ACTIVITY</u>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Real Estate Appraisal	Mitchell, Murray	Renewal	N/A
Real Estate Broker	Lund Co.	Renewal	N/A

<u>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATIONS)</u>			
Project	Vendor	Amount	Contract #
Energy Audit	BBG Assessment LLC	\$101,263	23-RCNA-79

5.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: February 19, 2026

Re: Staffing Report Summary January 20, 2026 – February 19, 2026

Total Open Positions 5

Position(s)	Number of Positions Open	Department	Status
Assistant Director of HCV	1	HCV	Interviewing
Accountant	1	Finance	Interviewing
Administrative Assistant – Property Management	1	Property Management	Interviewing
Assistant Director of Property Management	1	Property Management	Interviewing
Account Resolution Coordinator	1	Finance	Interviewing

Total New Hires 4

Title	Number of Positions Filled	Department/Location
Assistant Maintenance Manager	1	Property Management
Housing Clerk – PHI	1	Public Housing Intake
Administrative Assistant – Housing Operations	1	Property Management
Housing Specialist	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	1

Current Monthly Turnover Rate
1.18%

Annual Turnover Rate (2/2025 – 2/2026)
34.24%

5.10. 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	150 plus
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300 plus
Outreach Efforts	300 plus
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	9
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100 plus
Youth/Adult (Cultural/Recreational/Educational)	100 plus
Transportation to all activities	200 plus
Intra-Agency Service Coordination & Support	14
New Enrollment (Case Management)	7
Number of New Community Partnerships	7
Number of Cultural/Recreational Activities (Soccer Training)	2
Referral to FSS/HOP	15
Food/Nutrition Program (TSF food program)	500 plus
Service Coordination with Property Management	23

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

Board Report

Family and Community Services Department

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	155
New Enrollments	0
TANF Recipients	0
Face-to-Face Contact Visit	60
Virtual Contact Visit	0
Phone Visit	5
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	31
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	153 MCC/UNO
Education Referrals	0
College Enrollment	0
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)	16
Job Readiness Training/Referral and Job Fair	Over 200
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	195

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-165 PH-41
TANF Recipients (Welfare to Work)	HCV-6 PH-3
Recommendation for Graduation	HCV-0 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-4 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-5 PH-0
Employment/Job Training/Referrals (YTD)	
Post-Secondary Education (YTD)	HCV-33 PH-9
Employed full-time (YTD)	HCV-145 PH-26
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	10
Asset Development (Escrows)	HCV-\$595,130.00 PH-\$68,208.00 Total-\$663,339.00
Life Skills	10
Service Coordination (PCC)	27
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.	\$102,932.00

Family and Community Services Department

How do We Impact OHA and the Community?

ACHIEVEMENTS:

Program and Participant Updates

- *Two tenants were approved for home mortgage loans this month.*
- *The ROSS Service Coordinator grant was submitted in January.*
- *L. Ricardson-Orduna graduated from the FSS program and received \$10,312.87. She also closed on 1/26/2026 without her voucher.*
- *N. Patterson's offer was accepted on a home.*

Staff Development and Training

Outreach, Engagement, and Case Management

- *Over 155 family metric reports were updated to reflect current household information, employment status, and progress toward individual goals, ensuring accurate data tracking and outcome reporting.*
- *Partnership with UBT to offer free financial literacy classes and workshops to local nonprofits as part of its community outreach efforts. We want to begin workshop sessions in March or April. UBT provides one-hour, on-site workshops that include presentation, educational materials, and interactive activities.*

Workshop topics include:

1. *Banking*
 2. *Budgeting*
 3. *Building credit*
 4. *Housing education*
 5. *Managing debt*
 6. *Additional personal finance topics*
-
- *Staff met with ROSS Leaders to provide an overview of our ROSS program. Ibrahim also participated in the meeting to support the discussion. ROSS Leaders expressed interest in learning how the program operates, including the referral process for high school students and the scholarship process. ROSS Leaders' mission is to inspire youth by cultivating community through education, wellness, and cultural identity.*
 - *Partnership with Valley Hope of Omaha- substance use disorder treatment provider offering a continuum of care that includes intensive day treatment (Partial Hospitalization Program/PHP), Intensive Outpatient Program (IOP), Telehealth outpatient services, and Continuing Care.*
 - *Staff met with National Able to partner again to support our residents aged 55 and older in reentering or remaining in the workforce. Through the Senior Community Service Employment Program (SCSEP), participants*

Board Report

Family and Community Services Department

receive paid, part-time community service assignments combined with job training, skills development, and career coaching. The program helps older adults build confidence, update job skills, and transition into unsubsidized employment while maintaining financial stability and community engagement.

- *Staff participated in FSS office hours, during which HUD staff provided guidance on the FY24 grant Close-Out Report and discussed requirements and updates related to the FY25 grant. HUD staff answered FSS-related questions.*
- *Staff had a great meeting with A. Dixon, staff from Creighton University's Child Safety Center, to learn more about the organization's services and assess potential benefits and referral opportunities for our clients.*
- *HUD announced the ROSS Rapid Response Program grant. OHA is planning to apply for this grant.*
- *Staff conducted employment verification follow-ups with employers and contacted more than 70 employers to invite participation in the seasonal job fair or assess current hiring needs.*
- *Fifteen OHA students completed a financial aid survey distributed by the University of Nebraska at Omaha (UNO) Financial Aid Department to better identify financial needs and barriers.*
- *Ten OHA students received financial support from Metropolitan Community College (MCC) to assist with academic and career-training expenses.*
- *Staff attended two job-readiness/fair meetings with Heartland Workforce and reached out to over 100 tenants.*

Partnerships and Community Collaboration

- *Continue to meet with Omaha Public Schools (OPS) to discuss establishing a formal partnership with OHA focused on student success, service coordination, access to academic resources, attendance, and enrichment opportunities. Follow-up discussions will continue to define partnership goals and referral processes.*
- *Ongoing partnership meeting with UNO Athletics department, Heartland Family Service, CCBHC/Peer Center, and Lutheran Family Services. The MOU was created to pursue such a partnership.*
- *Continued collaboration with Creighton University's TRIO Program to support middle and high school students through academic support, college readiness, and mentorship.*
- *Staff continue to work closely with over 150 college students and families to collect enrollment data and shared findings with UNO and MCC to support scholarship eligibility and institutional coordination.*
- *Over 50 family metric reports were updated to reflect current household information, employment status, and progress toward individual goals, ensuring accurate data tracking and outcome reporting.*
- *Coordinators completed follow-up with students who were missing verification information at both MCC and UNO.*
- *Continued engagement with Heartland Workforce Solutions regarding the CRED program, which provides financial assistance for training, certification, and employment-related expenses.*

Board Report

Family and Community Services Department

- *Maintained a strong partnership with the BSR team to connect residents with employment opportunities and hiring agencies.*
- *We are proud to highlight the strong partnership between the Omaha Housing Authority (OHA) and Creighton University's Highlander community hub, working together to support families, promote safety, and strengthen neighborhoods in North Omaha. This collaboration brings together OHA's commitment to safe, affordable housing with Creighton Highlander's focus on education, health, and community well-being. By working side by side, both organizations are helping ensure residents have access to resources that support stability, opportunity, and long-term success.*
- *Staff partnered with The Ogba Way, which is rooted in trust, consistency, and accountability. By partnering with OHA, Ogba Way can strengthen relationships with residents through ongoing presence, listening sessions, and programming shaped by lived experience. This trust helps residents feel seen, heard, and supported — not just served.*
- *A total of 75 home visits were conducted across OHA communities to provide outreach, follow-ups, educational assistants, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *Staff met with Metropolitan Community College (MCC) to explore enrollment support, workforce training opportunities, and access to educational resources for OHA Students.*
- *Staff met with Community Vision Resources (CVR) to discuss service coordination, referrals, and support strategies for students and families.*
- *Staff met with ROSS LEADERS – Molding Future Leaders to discuss leadership development, mentoring, and youth engagement opportunities for OHA students.*
- *Continued engagement with Heartland Workforce Solutions regarding the CRED program, which provides financial assistance for training, certification, and employment-related expenses.*
- *Maintained a strong partnership with the BSR team to connect residents with employment opportunities and hiring agencies.*

Youth, Education, and Workforce Development

- *Coordinators continue to conduct ongoing follow-ups with high school and college students to assess academic progress and support needs.*
- *Partnerships with workforce development agencies and vocational training centers continue to expand access to skill-building opportunities.*
- *Currently, 25 OHA tenants remain enrolled in Career Forward or spring classes at MCC, receiving college credit, stipends, coaching, and scholarship opportunities.*
- *Youth involvement remains a priority, with scholarship opportunities promoted to 87 OHA high school students.*

Health, Wellness, and Senior Services

- *Charles Drew Health Center continued providing mental health counseling at Highland Tower and deployed its mobile unit to Evans and Jackson Towers for basic health screenings.*

Board Report

Family and Community Services Department

- *Through the Creighton University REACH program, five community health workers continue to attend nutrition and food education classes at the Simple Foundation.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic to provide free on-site health screenings.*
- *UnitedHealthcare hosted 10 informational events, reaching over 350 residents.*
- *Catholic Charities hosted a Christmas party, jazz concert, Secret Santa event, and Bingo, with 37 tenants participating.*
- *Always at Home – Supportive Living LLC provided companionship services to elderly residents and hosted holiday events attended by over 60 tenants.*
- *Integrity First Care provided in-home healthcare, companion services, housekeeping, transportation, and nursing assistance to more than 50 tenants.*
- *GOCA/ENCAP continued serving senior residents at all 10 OHA towers, averaging 50 participants monthly.*

Community Programs and Special Initiatives

- *The OHA/TSF soccer program reached a record-high participation level, engaging over 550 youth in year-round programming.*
- *Continued support was provided to 216 OHA/TSF college students through the Scott Foundation Scholarship, totaling over \$300,000 annually.*
- *Coordinators completed over 100 outreach efforts related to job fairs, employment opportunities, and community resources.*
- *Follow-ups were conducted with more than 125 high school and college students to ensure completion of required paperwork and surveys.*
- *Ongoing collaboration with Property Management addressed housekeeping and bedbug-related referrals, assisting 16 tenants.*
- *Partnered with UnitedHealthcare to host three health education workshops and Lunch & Learn events, serving over 50 tenants.*
- *Arch Well health- Assist our 60-plus residents in living healthier lives through Superior Senior primary care and strong patient-to-doctor relationships. They also hosted several health events at the following towers: Kay Jay 5th and 10th, Crown 15th, Evans 20th and 22nd, and Florence tower on the 22nd. This will be a continued partnership for the upcoming months.*
- *Strengthened partnerships with six community organizations to expand available resources for OHA residents.*

Family and Community Services Department

Upcoming Events:

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

- *Continue recruiting for the FSS program.*
- *HUD-FSS office hours*
- *CPHHE General Partnership meeting.*
- *Coffee with OPD at towers starting in February.*
- *National Able partnership meeting.*
- *The Simple Foundation Partnership February meeting.*
- *HUD Ross-Resident Opportunity and Self-Sufficiency webinar.*
- *Buffett scholarship Application 2025-26.*
- *WCA volunteering/Partnership meeting.*
- *Omaha Sister Cities-Ghana Committee*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*
- *CAC monthly meeting*
- *College Night With UNO*
- *College Night with MCC*
- *BSR Meeting*
- *Relocation Meeting*
- *UNO and OHA meeting*
- *Financial workshops*
- *Resource fair*
- *Arch Well Health Events*
- *Methodist College Students/Mobile Unit*
- *Mental Health services with Lutheran Family Services*
- *Mental Health services with Heartland Family Services*
- *UNMC- Freedom from Smoking Workshop*
- *Charles Drew Community Health Center Mobile Unit screening.*
- *Nebraska College Tour (UNO, UNL, UNL, WSC, and MCC)*
- *UNO-DASH and Scholarship meeting.*
- *College Possible partnership meeting.*
- *Heartland Workforce Solution meetings*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meetings*

5.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: February 25, 2026
 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 11/05/25	Notice Notice		
Bell et al	Tort	05/22/25	Notice		
Walter Holloway	Tort & misc	12/05/25	Notice		

LITIGATION

OHA v State of NE et al 25-5460		06/27/25 09/16/25 10/17/25 11/03/25 12/09/25 12/16/25 01/07/26 01/15/26 01/26/26 01/26/26	OHA Complaint filed D motion to dismiss hearing Court dismisses without prejudice OHA Amended Complaint filed D motion to dismiss Judge appointed Hearing on D MTD Court denies D MTD D Answer to amended complaint D notice of service of discovery OHA discovery pending	Douglas County District Court Sarpy County Court Judge	PENDING
Bush v OHA	Class action Hardship etc	06/27/24 03/25/26	P complaint filed Settlement negotiations pending Next settlement status conference	US District Ct	PENDING
Bell v OHA 25-79 A-25-760	Class action Bedbugs etc	01/06/25 03/25/25 08/14/25 09/12/25 10/08/25 01/05/26 03/06/26	P Complaint filed P amended Complaint filed Hearing OHA motion to dismiss Case dismissed without prejudice P appeal Appellant brief filed OHA brief due	Douglas County District Court NE Court of Appeals	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 12/03/25	P Complaint filed OHA answer filed Mediation Settlement pending	Douglas County District Court	PENDING
Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25	Summons & Complaint served OHA answer filed Discovery pending Trial on or before 12/01/2026	Douglas County District Court	PENDING

OHA v. Haynie	Eviction	06/16/25 OHA Complaint filed 06/27/25 Hearing case cont'd 08/07/25 Hearing case cont'd 08/28/25 Hearing case cont'd 10/17/25 D Motion to compel discovery 11/21/25 D Motion summary judgment 12/01/25 OHA motion summary judgment 12/11/25 Hearing on motions 01/12/26 Final arguments due 01/15/26 Pre-trial hearing continued 01/28/26 D MSJ granted	Douglas County County Court	PENDING
OHA v. Fuller	Eviction	06/13/25 OHA Complaint filed 06/27/25 Hearing case cont'd 08/07/25 Hearing case cont'd 08/28/25 Hearing case cont'd 10/17/25 D Motion to compel discovery 12/11/25 Hearing on motions 01/12/26 Final arguments RE compel due 01/28/26 Court grants D motion to compel OHA will dismiss	Douglas County County Court	PENDING

HASANI LEE & RELATED CASES

Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed combined with 24-2225	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24 11/29/24 12/10/24 01/21/25 10/30/25	P Complaint filed OHA motion summary judgment P motion summary judgment Hearing on motions Summary judgment for OHA	Douglas County District Court	PENDING
A-25-982		11/10/25 12/08/25 12/12/25 12/23/25	P motions to change judgment etc Hearing on P motions Court denies P motions P appeals judgment		
		02/11/26 P3/13/26	P brief submitted OHA brief due	NE Court of Appeals	
Hasani Lee et al 24-3481		05/03/24 02/24/25 03/26/25 05/16/25 07/09/25 10/30/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment OHA motion summary judgment Hearing on MSJ Summary judgment for OHA	Douglas County District Court	PENDING
		11/10/25 12/08/25 12/12/25 12/23/25	P motions to change judgment etc Hearing on P motions Court denies P motions P appeals judgment		
A-25-981		02/11/26 03/13/26	P brief submitted OHA brief due	NE Court of Appeals	
Hasani Lee v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Toni Wiggins v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Hasani Lee et al 25-4085		05/30/25 06/27/25 08/26/25 09/22/25	Service of complaint OHA motion to dismiss Various P filings throughout Hearing on OHA motion Case dismissed by court	Douglas County District Court	RESOLVED
Hasani Lee et al 25-6860		08/04/25 08/07/25 08/14/25 08/28/25 09/17/25 09/24/25 11/11/25 11/12/25	Notice of tort claim Withdrawal of tort claim Complaint filed in court Amended complaint filed OHA removes case to federal court OHA motion to dismiss Seldin filed appearance Seldin MTD Many various filings by Ps	Douglas County District Court US District Court-Nebraska	PENDING
8:2025cv00569					
Hasani Lee et al 8:25-cv-00735		12/22/25 01/15/26	Complaint filed No service of complaint on OHA Court will review complaint	US District Court-Nebraska	PENDING

DISCRIMINATION CLAIMS

Shelly v. OHA	Discrimination	12/22/25 02/04/26	Notice of charge OHA response submitted	NEOC	PENDING
Henry Lee et al v. OHA	Discrimination	02/25/26	Notice of charge	OHRRD	PENDING

JAUNARY 2026 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0
Criminal/HSW	0	0	0	0	0	0	0
01/26 Totals	0	0	0	0	0	0	0
12/25 Totals	0	0	0	0	0	0	0
11/25 Totals	0	0	0	0	0	0	0
10/25 Totals	0	0	0	0	0	0	0
09/25 Totals	0	0	0	0	0	0	0
08/25 Totals	0	0	0	0	0	0	0
07/25 Totals	0	0	0	0	0	0	0
06/25 Totals	36	57	8	22	2	0	125
05/25 Totals	7	3	2	1	0	1	14
04/25 Totals	10	6	0	2	0	0	19
03/25 Totals	0	3	7	0	1	0	11
02/25 Totals	1	7	3	0	2	0	13
01/25 Totals	7	14	2	5	0	0	28

5.12. Quality Improvement

Memorandum



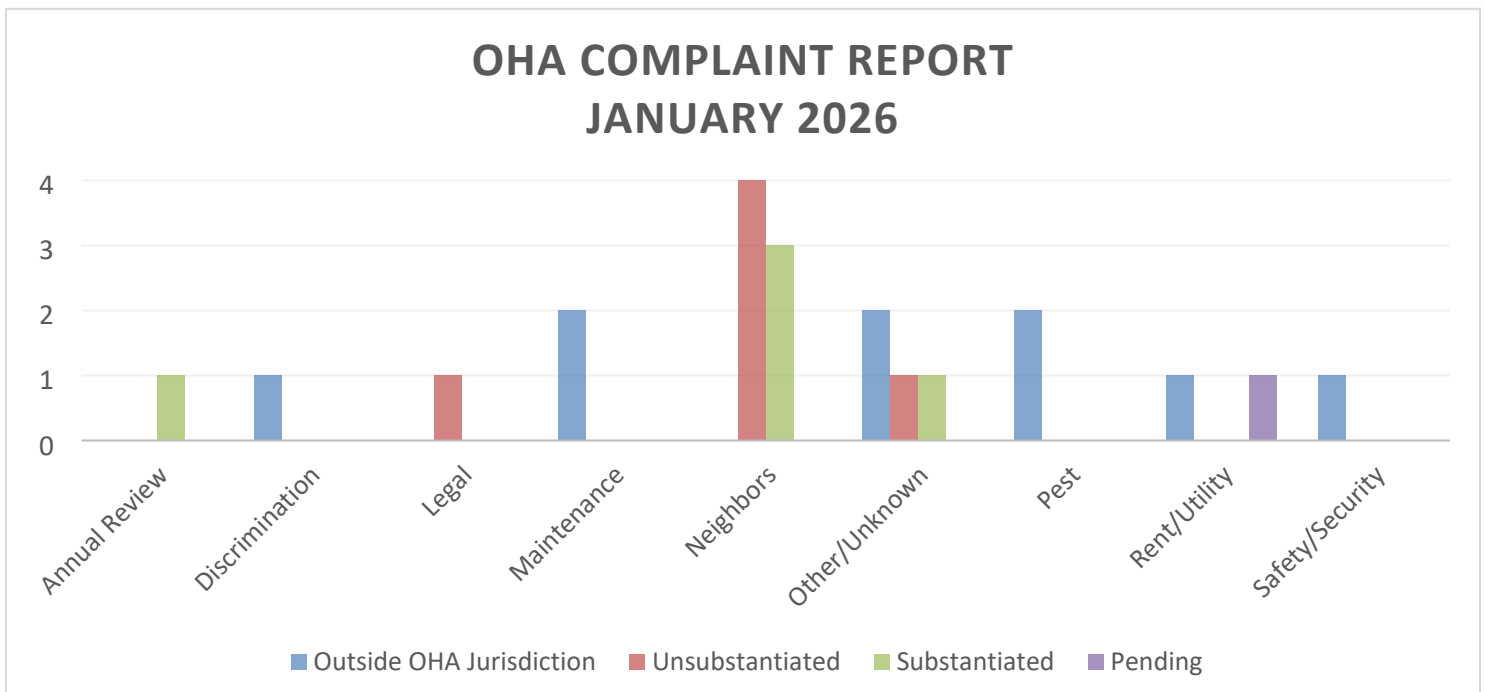
To: OHA Board of Commissioners

Date: February 25, 2026

Re: Complaint Report – January 2026

Reporting Period	January 1 – 31, 2026
Total Complaints this Period	21
Number of Complaints Substantiated	5 (23.8%)
Average Resolution Time	6.25 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	1	0	1
Discrimination	1	0	0	0	1
Legal	0	1	0	0	1
Maintenance	2	0	0	0	2
Neighbors	0	4	3	0	7
Other/Unknown	2	1	1	0	4
Pest	2	0	0	0	2
Rent/Utility	1	0	0	1	2
Safety/Security	1	0	0	0	1
TOTAL	9	6	5	1	21



Memorandum



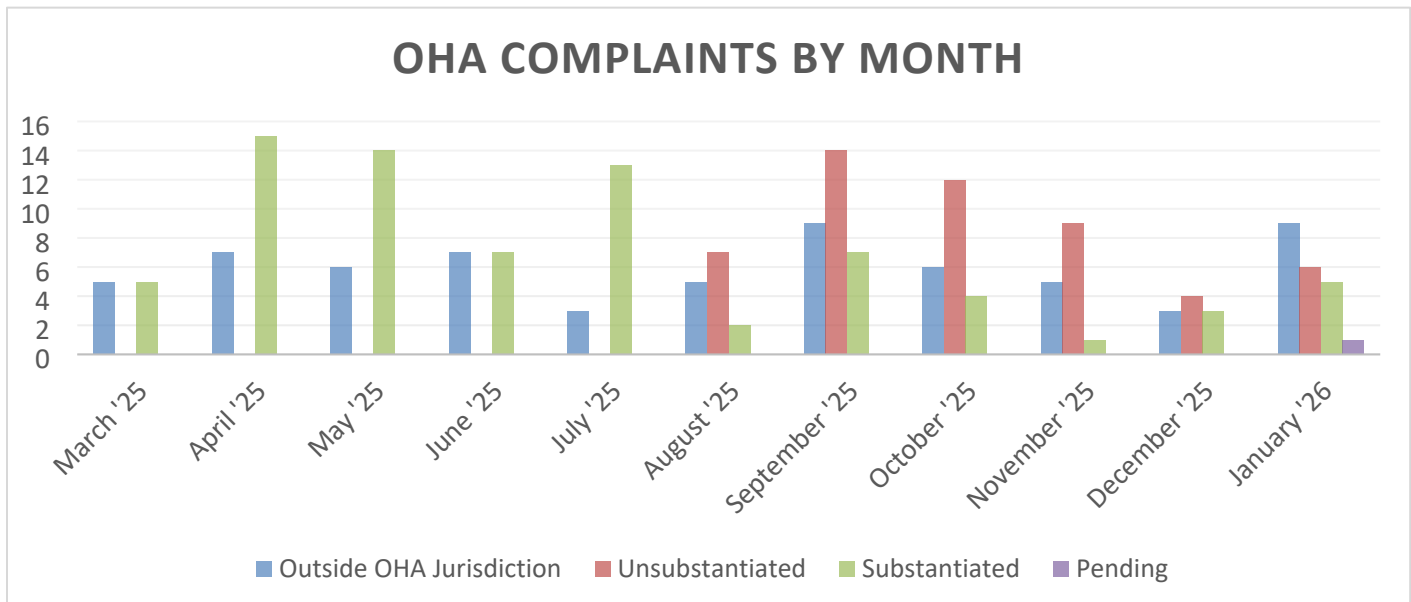
To: OHA Board of Commissioners

Date: February 25, 2026

Re: Complaint Report - 2026

Reporting Period	2026
Total Complaints Received this Period	21
Number of Complaints Substantiated	5 (23.8%)
Average Resolution Time	6.25 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	1	0	1
Discrimination	1	0	0	0	1
Legal	0	1	0	0	1
Maintenance	2	0	0	0	2
Neighbors	0	4	3	0	7
Other/Unknown	2	1	1	0	4
Pest	2	0	0	0	2
Rent/Utility	1	0	0	1	2
Safety/Security	1	0	0	0	1
TOTAL	9	6	5	1	21



6. ADJOURNMENT