

OHA Regular Meeting of the Board of  
Commissioners  
Thursday, August 3, 2023 8:30 AM  
First Floor Boardroom  
1823 Harney Street  
Omaha, NE 68102

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



# DEVELOPMENT UPDATE

August 2023

\*All renderings, dates, and unit counts are subject to change

# SOUTHSIDE TERRACE / INDIAN HILL NEIGHBORHOOD

- Southside Terrace on-site Phase 1
- Revised Master Plan for Southside Terrace
- Off-site – Arbor Villa



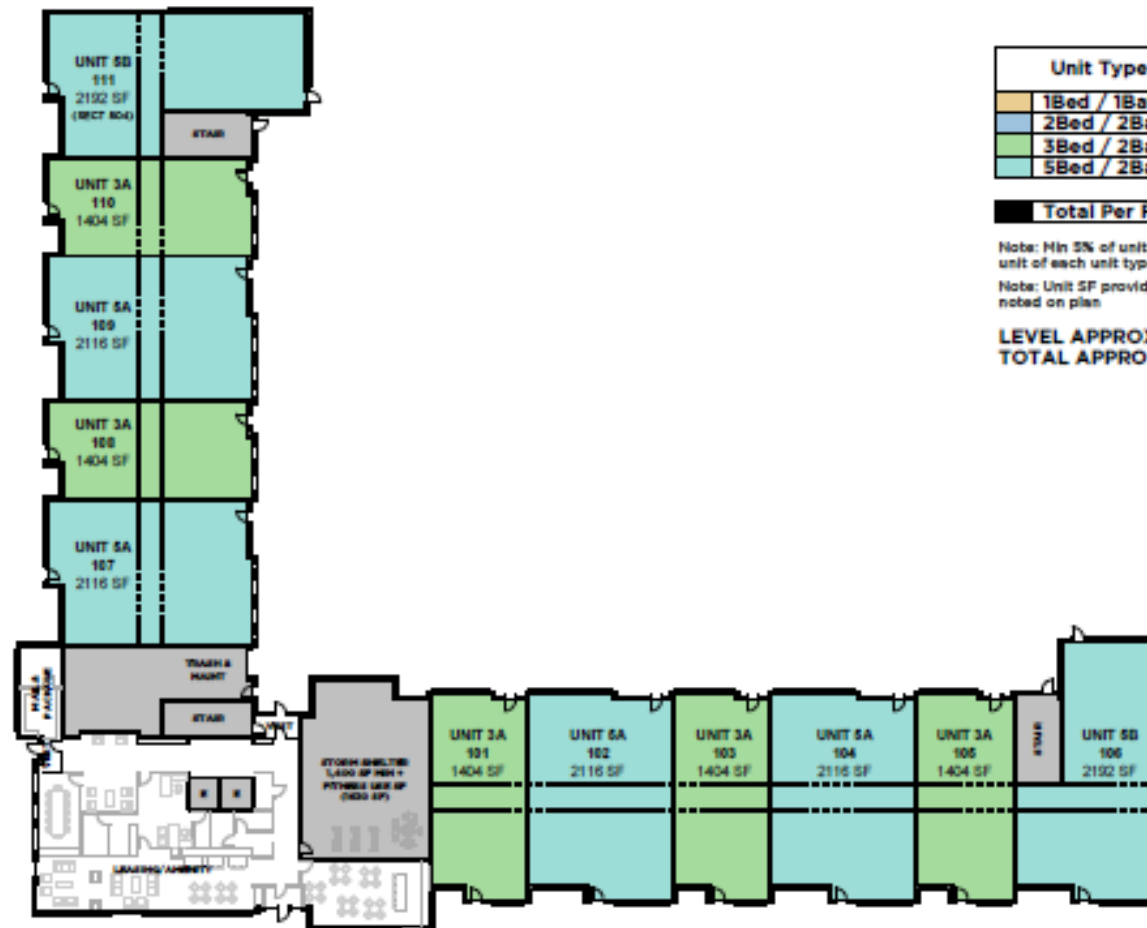
# SOUTHSIDE TERRACE — PHASE ONE

- Southeast corner of Southside Terrace
- 4-Story Elevator Building
- 92 Units
- 1-, 2-, 3-, & 5-Bedroom Units
- Requires demolition of 2 existing buildings
- Amenities include community and exercise rooms, indoor play space
- Anticipated construction start in early 2024



# SOUTHSIDE TERRACE — PHASE ONE

Southside Terrace Phase 1 - Diagrammatic Floor Plan - 1st Level



Unit Type	Level				Total
	1	2	3	4	
1Bed / 1Bath	-	11	11	11	33
2Bed / 2Bath	-	14	14	14	42
3Bed / 2Bath	5	2	2	2	11
5Bed / 2Bath	6	-	-	-	6

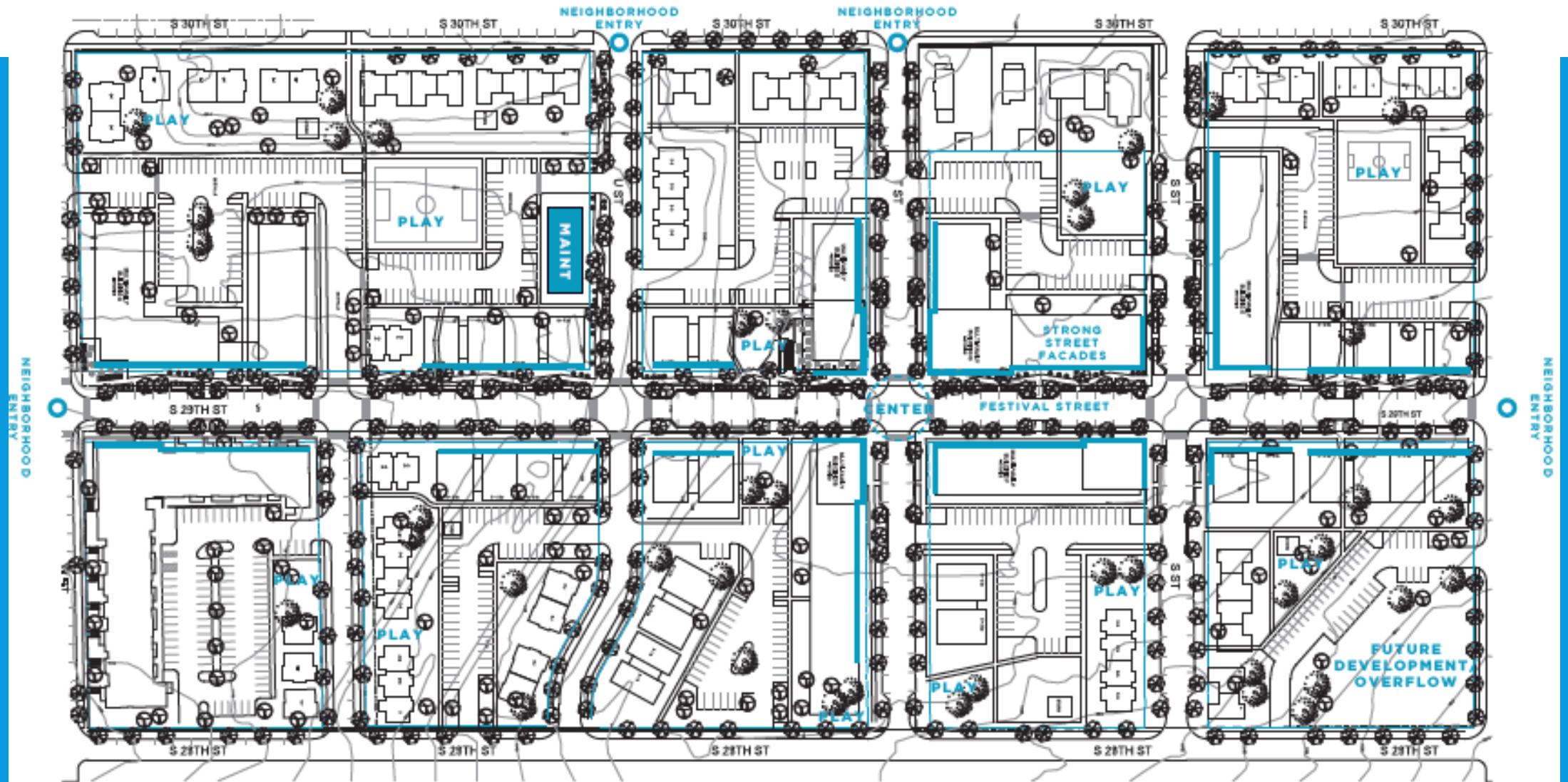
Total Per Floor	1	2	3	4	Total
	11	27	27	27	92

Note: Min 5% of units to be Section 504; one min Section 504 unit of each unit type

Note: Unit SF provided on overall plan may vary at 4th Level, noted on plan

**LEVEL APPROX GSF: 30,500 SF**  
**TOTAL APPROX GSF: 122,000 SF**

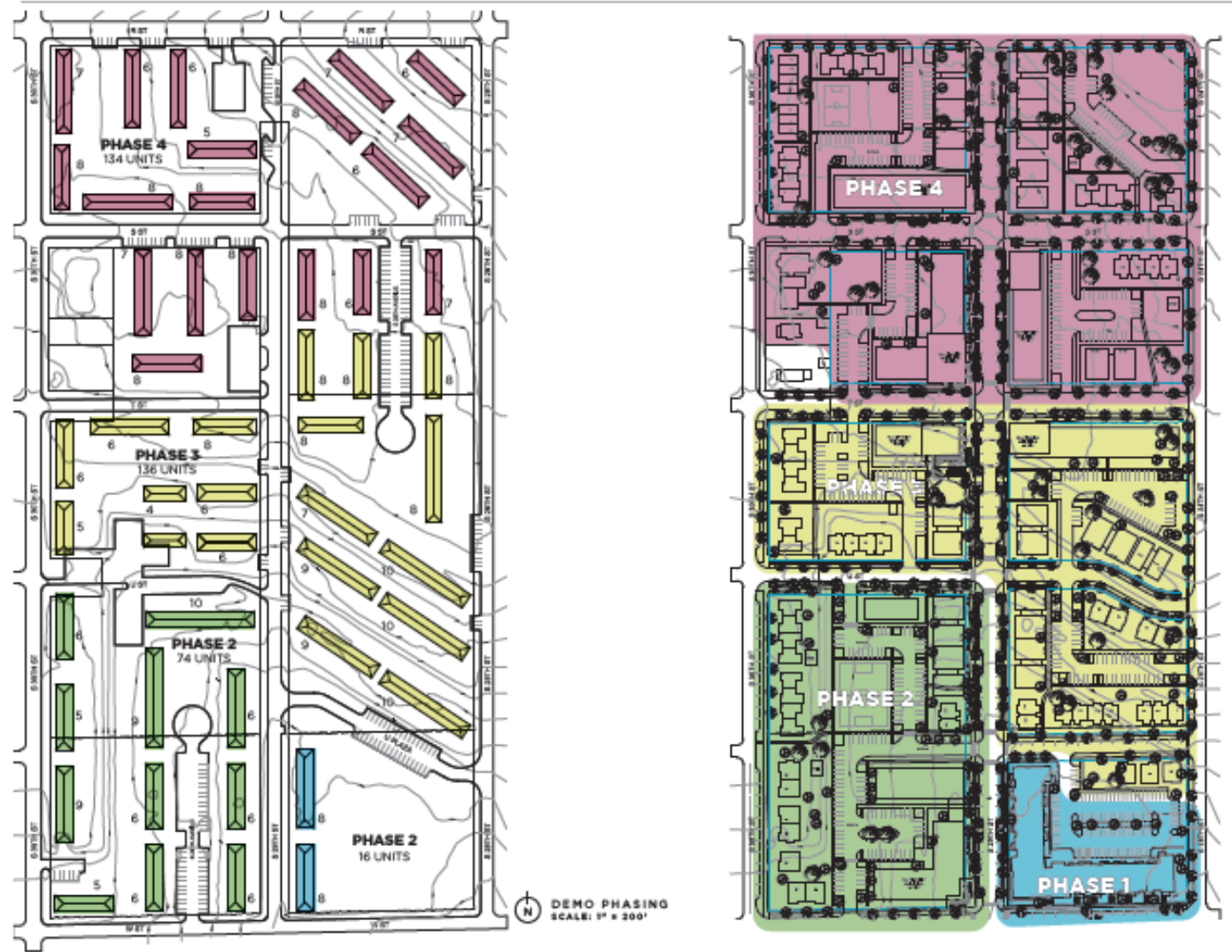
# SOUTHSIDE TERRACE — REVISED MASTER PLAN



# SOUTHSIDE TERRACE – MASTER PLAN PHASING

- Revised master plan with proposed phases (right)
- Existing Southside Terrace buildings requiring demolition per proposed phases (left)
- Phases 2-4 will require relocation of over 100 households per phase

PHASING PLAN - 4 PHASES



# SOUTHSIDE TERRACE — MASTER PLAN SITE MASSING

SITE MASSING



# ARBOR VILLA — NEAR 60<sup>TH</sup> & ARBOR (CENTER)



## ARBOR FLATS

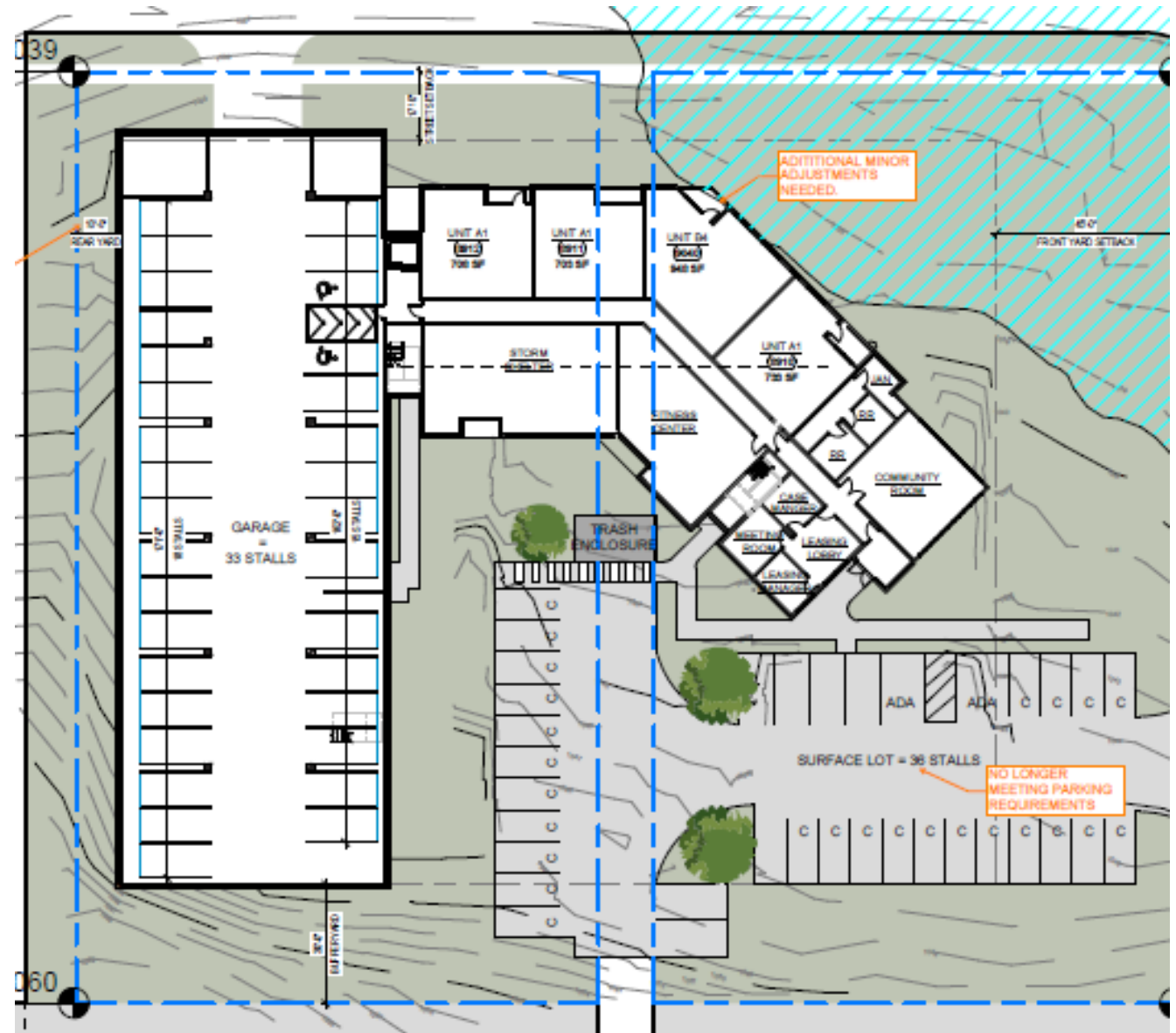


Eighteen two & three-bedroom townhomes

Holland Basham  
Architects

# ARBOR FLATS – SOUTHSIDE TERRACE PHASE 2 (OFF SITE)

- Arbor Flats: four-story elevator building offering 70 one, two, and three-bedroom units. 38 project-based voucher units.
- 9% NIFA application submitted – award notification mid-October.
- Amenities to include community room with kitchenette, exercise room, outdoor recreation space, in-unit washers and dryers.

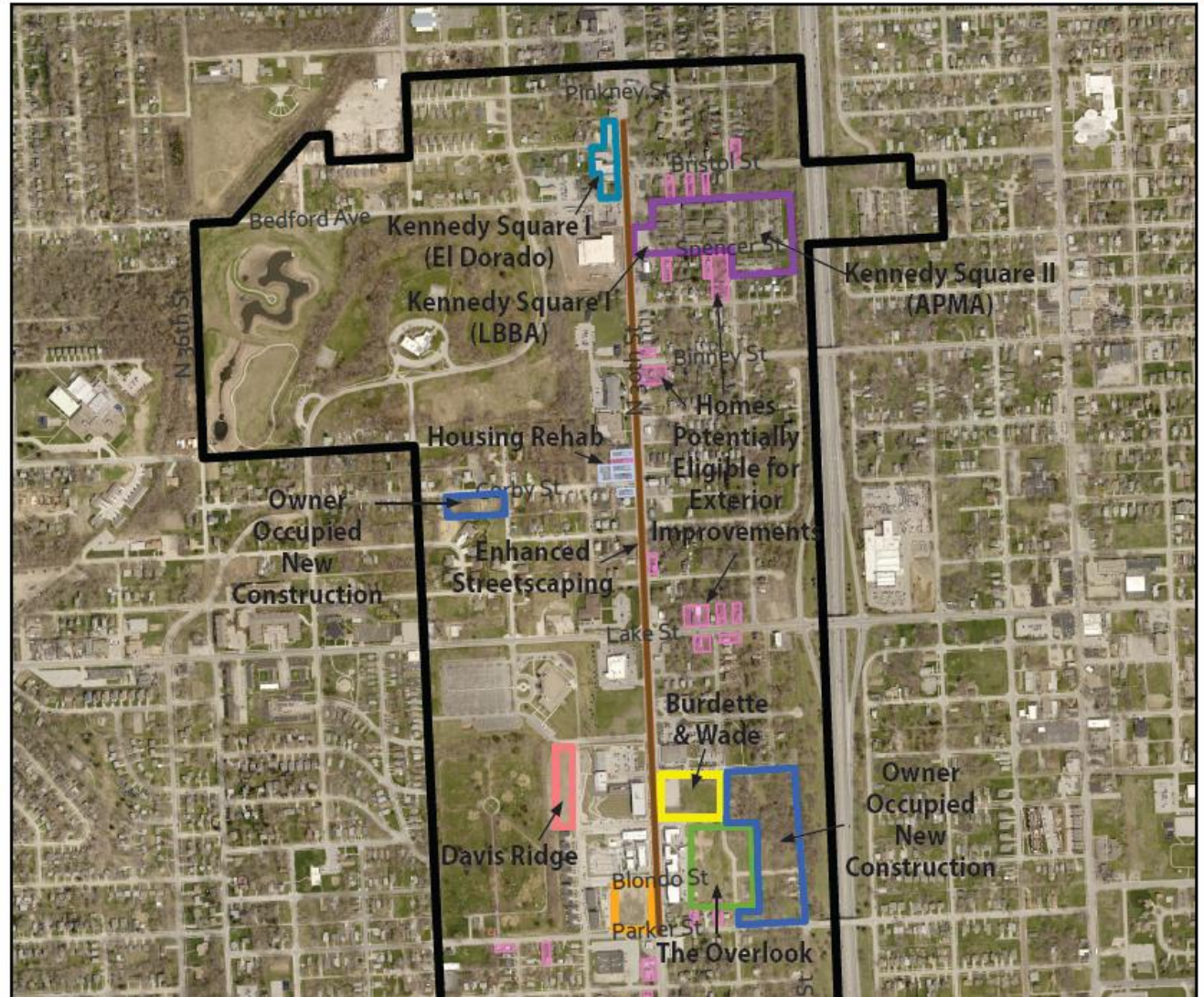


# NORTH 30<sup>TH</sup> STREET / SPENCER HOMES NEIGHBORHOOD

North 30th Street  
Choice Neighborhood Implementation Grant



- The Overlook
- Burdette + Wade
- Kennedy Square East
- Kennedy Square West
- Davis Ridge



# THE OVERLOOK



- Patrick to Blondo, mid-block of N 30<sup>th</sup> Street to 28<sup>th</sup> Street
- Townhomes, duplexes, flat
- 47 total units, 2-, 3-, 4-, 5-bedroom units
- 21 project-based voucher units
- Playground, walking trail, community space

# BURDETTE + WADE

## UNDER CONSTRUCTION

- Corner of Patrick & N 30<sup>th</sup> Street  
(East Highlander, South of Charles Drew)
- Mixed-use elevator Building.  
Commercial 1<sup>st</sup> floor, residential  
floors 2-4.
- Townhomes completing Patrick to  
28<sup>th</sup> Street.
  
- 61 total units
  - 12 2- & 3-bedroom townhome units
  - 49 studio, 1-, 2-, 3-, & 4-bedroom  
apartment units
- 16 project-based voucher units



# KENNEDY SQUARE EAST — FORMER SPENCER HOMES

## UNDER CONSTRUCTION

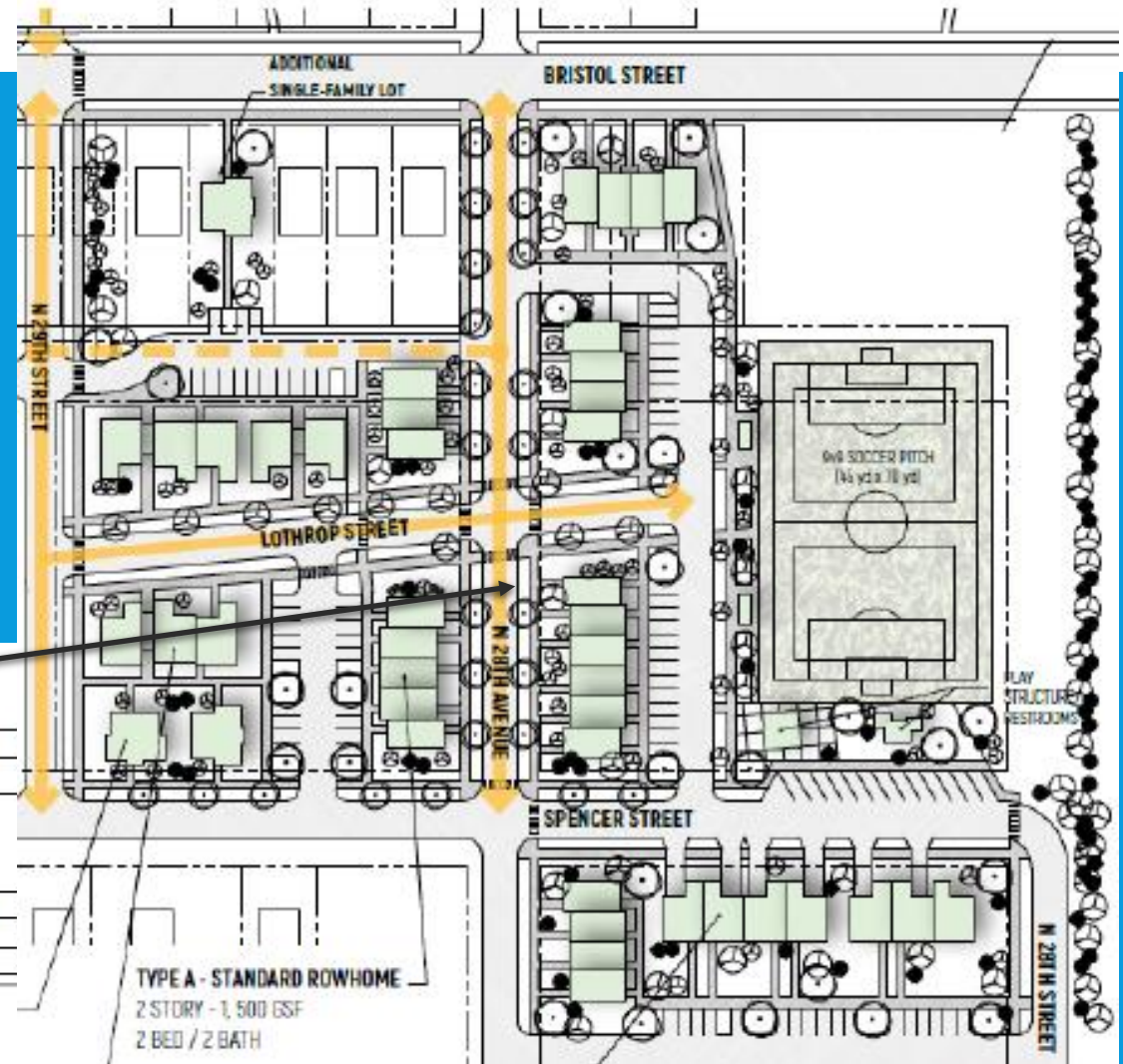
- Elevator Building – Corner of Spencer & N 30<sup>th</sup> Street. Community Center on main level, apartments on floors 2-4. 95 total units, 51 flats in the apartment building
- Community plaza / gathering space.



# KENNEDY SQUARE EAST — FORMER SPENCER HOMES

## UNDER CONSTRUCTION

- N 29<sup>th</sup> Street to Highway
- 44 Row homes, townhomes, and single family homes
- Multiuse field – The Simple Foundation



FRONT ELEVATION

# KENNEDY SQUARE WEST – FORMER OHA MLK CENTER — N 30<sup>TH</sup> & EMMET



- 4-Story, 39-Unit, Mixed-Used Building
- 1-3-Bedroom Units
- 15 project-based voucher units
- Micro Retail Space on the 1<sup>st</sup> floor
- Awarded 9% LIHTC
- Construction to begin in early 2024

# DAVIS RIDGE

- Patrick & 31<sup>st</sup> Street (directly west of Highlander)
- 41 walk-up apartments
- 1-, 2-, & 3-bedroom units
- 15 project-based voucher units
- 9% LIHTC award
- Potential closing 10/2023



# QUESTIONS?



5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1.1. Minutes of Previous Regular Board Meeting (07/06/2023)

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. July 6, 2023

**STAFF PRESENT:** Joanie Poore, Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Sal Issaka, Jennifer Dexter, Gary Hatfield, Lindsey Anderson

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

**1. ANNOUNCEMENT OF OPEN MEETINGS ACT:**

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

**2. ROLL CALL:** Commissioners Present:

David Levy, Chair  
Joel Dougherty, Vice Chair  
Danielle Goodwin  
Cammy Watkins  
Jennifer Taylor  
Christine Johnson  
Tony Veland

**3. PUBLIC COMMENTS:**

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

**4. REPORT OF THE CHIEF EXECUTIVE OFFICER**

Ms. Poore presented her CEO report, which began with gratitude towards OHA's property management and intake teams, for their efforts regarding occupancy at Jackson Tower. Ms. Poore also discussed progress with both Choice Neighborhoods projects.

**5. ACTION ITEMS**

**5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION**

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

**5.1.1. Minutes of Previous Regular Board Meeting (06/01/2023)**

**5.1.2. Development/External Affairs/Public Relations Committee Resolutions**

**5.1.2.1. Resolution 2023-70 MOU, OHA & Hoppe Development**

**5.1.2.2. Resolution 2023-71 Annual Plan Amendment**

**5.1.2.3. Resolution 2023-72 RAD Application for Frances Court**

**5.1.2.4. Resolution 2023-73 Environmental Site Assessment Consultant**

**5.1.2.5. Resolution 2023-74 Home Inspections Pool**

**MOTION** by Commissioner Watkins, seconded by Commissioner Johnson, to approve the Consent Agenda.  
Motion passed. Aye-7, Nay-0

Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

Commissioner Levy – Aye  
Commissioner Veland – Aye

## **5.2. ADDITIONAL ITEMS FOR CONSIDERATION**

### **5.2.1. Resolution 2023- 75 Case Management Software**

Ms. Poore explained this resolution is for case management software, and the expense is built into the CNI grants.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2023-75 Case Management Software.

Motion passed. Aye-7, Nay-0

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

### **5.2.2. Resolution 2023-76 Crown Tower General Contractor Amendment**

Ms. Holston explained this resolution is for an extension of the contract and price increase of five percent, for mold remediation and renovation of units at Crown Tower.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-76 Crown Tower General Contractor Amendment.

Motion passed. Aye-7, Nay-0

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

### **5.2.3. Resolution 2023-77 Archive Documents, Iron Mountain**

Ms. Poore explained that OHA has an archive of documents including property management and housing choice voucher tenant files, building blueprints, and other documents which are required to be maintained due to records retention policies. These were previously stored at 540 S 27<sup>th</sup> Street. In preparation for the sale of said property, these archive documents need to be moved and stored elsewhere. The archives were moved to Iron Mountain.

**MOTION** by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2023-77 Archive Documents, Iron Mountain

Motion passed. Aye-7, Nay-0

Commissioner Watkins – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye  
Commissioner Dougherty – Aye  
Commissioner Johnson – Aye

Commissioner Levy – Aye  
Commissioner Veland – Aye

**5.2.4. Resolution 2023-78 Procurement Threshold Limit Increase**

Mr. Hansen explained this resolution is to increase the threshold of spending which requires prior approval from the Board of Commissioners to \$50,000.00. OHA’s current requirements state all purchases \$20,000 or over must have prior approval from the Board of Commissioners. In the course of doing business, many smaller projects exceed this limit and must be put on hold awaiting Board approval to award and commence.

Mr. Hansen explained that in light of the current economic conditions, reevaluating the existing spending threshold will assist with ensuring smooth operations and timely completion of projects undertaken by OHA. Discussion ensued about setting an amount that which must be reported to the board. Staff and board alike discussed reporting any spend over \$30,000, and requiring board approval for any spend over \$50,000.00.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2023-78 Procurement Threshold Limit Increase

Motion passed. Aye-7, Nay-0

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

Discussion ensued regarding minority and women owned businesses.

**5.2.5. Resolution 2023-79 RAD Capital Needs Assessments and Energy Audit Services**

Mr. Hansen explained this resolution is to approve contracts with Dominion Due Diligence Group , Bureau Veritas Technical Assessments, LLC, BBG Assessments, LLC, and All Environmental Inc. for Rental Assistance Demonstration Capital Needs Assessment (RCNA) and Energy Audit services for an amount not to exceed \$200,000 jointly or severely.

**MOTION** by Commissioner Watkins, seconded by Commissioner Taylor, to approve Resolution 2023-79 RAD Capital Needs Assessments and Energy Audit Services

Motion passed. Aye-7, Nay-0

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

**5.2.6. Resolution 2023-80 Past Due Write-Offs**

Ms. Holston presented the write off report and welcomed questions.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-80  
Past Due Write-Offs

Motion passed. Aye-7, Nay-0

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

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

Staff provided their written reports and provided the below comments.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

**7. NEW BUSINESS:**

There was no new business.

**8. EXECUTIVE SESSION:**

There was no need for Executive Session

**9. ADJOURNMENT:**

**MOTION** by Commissioner Taylor seconded by Commissioner Watkins to adjourn the meeting at 9:36 a.m.

Motion passed. Aye-7, Nay-0

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

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2023-81 OHA Past Due Write-Offs



2023		\$ 378.00								\$ 378.00
<b>t0075286</b>			\$ 275.00	\$ 150.00			\$ 552.00			\$ 977.00
2023			\$ 275.00	\$ 150.00			\$ 552.00			\$ 977.00
<b>t0079080</b>							\$ 495.00			\$ 495.00
2023							\$ 495.00			\$ 495.00
<b>t0082917</b>			\$ 100.00				\$ 167.00			\$ 267.00
2023			\$ 100.00				\$ 167.00			\$ 267.00
<b>t0084861</b>			\$ 2.00			\$ 350.00				\$ 352.00
2023			\$ 2.00			\$ 350.00				\$ 352.00
<b>Kay Jay</b>			\$ 50.00	\$ 350.00	\$ 2,200.00	\$ 284.00	\$ 973.00			\$ 3,857.00
<b>t0069755</b>			\$ 50.00	\$ 350.00	\$ 2,200.00	\$ 284.00	\$ 973.00			\$ 3,857.00
2023			\$ 50.00	\$ 350.00	\$ 2,200.00	\$ 284.00	\$ 973.00			\$ 3,857.00
<b>Park South</b>			\$ 125.00	\$ 350.00	\$ 445.00		\$ 2,510.00			\$ 3,430.00
<b>t0077496</b>							\$ 108.00			\$ 108.00
2023							\$ 108.00			\$ 108.00
<b>t0078505</b>							\$ 45.00			\$ 45.00
2023							\$ 45.00			\$ 45.00
<b>t0082014</b>			\$ 50.00	\$ 350.00	\$ 445.00		\$ 1,251.00			\$ 2,096.00
2023			\$ 50.00	\$ 350.00	\$ 445.00		\$ 1,251.00			\$ 2,096.00
<b>t0082421</b>			\$ 75.00				\$ 1,106.00			\$ 1,181.00
2023			\$ 75.00				\$ 1,106.00			\$ 1,181.00
<b>scne</b>			\$ 200.00	\$ 350.00	\$ 2,070.00		\$ 1,373.00	\$ 2,627.00		\$ 6,620.00
<b>t0002522</b>			\$ 50.00		\$ 1,620.00		\$ 916.00			\$ 2,586.00
2023			\$ 50.00		\$ 1,620.00		\$ 916.00			\$ 2,586.00
<b>t0066796</b>			\$ 150.00	\$ 350.00	\$ 450.00		\$ 457.00	\$ 2,627.00		\$ 4,034.00
2023			\$ 150.00	\$ 350.00	\$ 450.00		\$ 457.00	\$ 2,627.00		\$ 4,034.00
<b>scnw</b>			\$ 65.00	\$ 350.00	\$ 2,196.75		\$ 610.00			\$ 3,221.75
<b>t0057446</b>			\$ 65.00	\$ 350.00	\$ 2,196.75		\$ 610.00			\$ 3,221.75
2023			\$ 65.00	\$ 350.00	\$ 2,196.75		\$ 610.00			\$ 3,221.75
<b>Southside</b>	\$ 80.00		\$ 409.00	\$ 590.00	\$ 1,300.00		\$ 260.00			\$ 2,639.00
<b>t0055412</b>			\$ 173.00	\$ 550.00	\$ 1,000.00		\$ 28.00			\$ 1,751.00
2023			\$ 173.00	\$ 550.00	\$ 1,000.00		\$ 28.00			\$ 1,751.00
<b>v0001075</b>			\$ 119.00	\$ 40.00	\$ 300.00		\$ 104.00			\$ 563.00
2004			\$ 119.00	\$ 40.00	\$ 300.00		\$ 104.00			\$ 563.00
<b>v0001086</b>	\$ 80.00		\$ 117.00				\$ 128.00			\$ 325.00
2003	\$ 80.00		\$ 117.00				\$ 128.00			\$ 325.00
<b>Grand Total</b>	\$ 80.00	\$ 378.00	\$ 1,561.00	\$ 2,690.00	\$ 10,178.58	\$ 1,319.00	\$ 12,725.43	\$ 2,627.00	\$ 47.00	\$ 31,606.01



2023		378								378	
<b>t0075286</b>			<b>275</b>	<b>150</b>				<b>552</b>		<b>977</b>	
2023			275	150				552		977	
<b>t0079080</b>								<b>495</b>		<b>495</b>	
2023								495		495	
<b>t0082917</b>			<b>100</b>					<b>167</b>		<b>267</b>	
2023			100					167		267	
<b>t0084861</b>			<b>2</b>				<b>350</b>			<b>352</b>	
2023			2				350			352	
<b>Kay Jay</b>			<b>50</b>	<b>350</b>	<b>2200</b>		<b>284</b>	<b>973</b>		<b>3857</b>	
<b>t0069755</b>			<b>50</b>	<b>350</b>	<b>2200</b>		<b>284</b>	<b>973</b>		<b>3857</b>	
2023			50	350	2200		284	973		3857	
<b>Park South</b>			<b>125</b>	<b>350</b>	<b>445</b>			<b>2510</b>		<b>3430</b>	
<b>t0077496</b>								<b>108</b>		<b>108</b>	
2023								108		108	
<b>t0078505</b>								<b>45</b>		<b>45</b>	
2023								45		45	
<b>t0082014</b>			<b>50</b>	<b>350</b>	<b>445</b>			<b>1251</b>		<b>2096</b>	
2023			50	350	445			1251		2096	
<b>t0082421</b>			<b>75</b>					<b>1106</b>		<b>1181</b>	
2023			75					1106		1181	
<b>scne</b>			<b>200</b>	<b>350</b>	<b>2070</b>			<b>1373</b>	<b>2627</b>	<b>6620</b>	
<b>t0002522</b>			<b>50</b>		<b>1620</b>			<b>916</b>		<b>2586</b>	
2023			50		1620			916		2586	
<b>t0066796</b>			<b>150</b>	<b>350</b>	<b>450</b>			<b>457</b>	<b>2627</b>	<b>4034</b>	
2023			150	350	450			457	2627	4034	
<b>scnw</b>			<b>65</b>	<b>350</b>	<b>2196.75</b>			<b>610</b>		<b>3221.75</b>	
<b>t0057446</b>			<b>65</b>	<b>350</b>	<b>2196.75</b>			<b>610</b>		<b>3221.75</b>	
2023			65	350	2196.75			610		3221.75	
<b>Southside</b>	<b>80</b>		<b>409</b>	<b>590</b>	<b>1300</b>			<b>260</b>		<b>2639</b>	
<b>t0055412</b>			<b>173</b>	<b>550</b>	<b>1000</b>			<b>28</b>		<b>1751</b>	
2023			173	550	1000			28		1751	
<b>v0001075</b>			<b>119</b>	<b>40</b>	<b>300</b>			<b>104</b>		<b>563</b>	
2004			119	40	300			104		563	
<b>v0001086</b>	<b>80</b>		<b>117</b>					<b>128</b>		<b>325</b>	
2003	80		117					128		325	
<b>Grand Total</b>	<b>80</b>	<b>378</b>	<b>1561</b>	<b>2690</b>	<b>10178.58</b>		<b>1319</b>	<b>12725.43</b>	<b>2627</b>	<b>47</b>	<b>31606.01</b>

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge	Codaining Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	jt	2946	33634	t0082917	Clark	Past	7/10/2023	C-1162509	rent	17.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 Clark, Kyser 600 S 27 ST #601	, ,
No	jt	2946	32717	t0082917	Clark	Past	7/10/2023	C-1145792	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee April Late fee	
No	jt	2946	32987	t0082917	Clark	Past	7/10/2023	C-1151046	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee May Late fee	
No	jt	2946	33341	t0082917	Clark	Past	7/10/2023	C-1155591	late	25.00	6/1/2023	12	6/10/2023	:Late1	Late Fee June Late fee	
No	jt	2946	33590	t0082917	Clark	Past	7/10/2023	C-1160949	late	25.00	7/1/2023	12	7/10/2023	:Late1	Late Fee July Late fee	
No	jt	2946	32900	t0082917	Clark	Past	7/10/2023	C-1148763	rent	50.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 Clark, Kyser 600 S 27 ST #601	, ,
No	jt	2946	33153	t0082917	Clark	Past	7/10/2023	C-1153903	rent	50.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 Clark, Kyser 600 S 27 ST #601	, ,
No	jt	2946	33550	t0082917	Clark	Past	7/10/2023	C-1159533	rent	50.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 Clark, Kyser 600 S 27 ST #601	, ,
No	9far	8291	0	t0037812	COPPI	Past	3/7/2014	C-526089	tax	35.00	3/1/2012	12	1/17/2012	:HAP	reverse manual abatement adjustment (12/11 and 1/12)	0
No	scnw	8091	32974	t0057446	DAVIS	Past	7/21/2023	C-1150288	late	15.00	5/1/2023	12	5/10/2023	:Late1	Late Fee	
No	scnw	8091	33346	t0057446	DAVIS	Past	7/21/2023	C-1155807	late	25.00	6/1/2023	12	6/10/2023	:Late1	Late Fee	
No	scnw	8091	33581	t0057446	DAVIS	Past	7/21/2023	C-1160338	late	25.00	7/1/2023	12	7/10/2023	:Late1	Late Fee	
No	scnw	8091	0	t0057446	DAVIS	Past	7/21/2023	C-1162636	legal	150.00	7/1/2023	12	6/6/2023		Eviction Filing Fee	
No	scnw	8091	33722	t0057446	DAVIS	Past	7/21/2023	C-1163167	rent	158.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 DAVIS, ERIKA 8306 UNDERWOOD AVE #2C	
No	scnw	8091	0	t0057446	DAVIS	Past	7/21/2023	C-1162637	legal	200.00	7/1/2023	12	6/24/2023		court costs for eviction	
No	scnw	8091	33153	t0057446	DAVIS	Past	7/21/2023	C-1154148	rent	226.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 DAVIS, ERIKA 8306 UNDERWOOD AVE #2C	
No	scnw	8091	33550	t0057446	DAVIS	Past	7/21/2023	C-1157760	rent	226.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 DAVIS, ERIKA 8306 UNDERWOOD AVE #2C	
No	scnw	8091	0	t0057446	DAVIS	Past	7/21/2023	C-1162635	maint	315.00	7/1/2023	12	7/21/2023		PP Removal Post MO	
No	scnw	8091	0	t0057446	DAVIS	Past	7/21/2023	C-1162634	maint	540.00	7/1/2023	12	7/21/2023		MO Cleaning Charges	
No	scnw	8091	0	t0057446	DAVIS	Past	7/21/2023	C-1162633	maint	1,341.75	7/1/2023	12	7/21/2023		Keys, Lock Change, Carpet Replacement, Drip Pans, DW	
No	9far	8287	33122	t0059869	DUKE	Past	10/24/2018	C-1152200	rent	103.00	5/1/2023	12	10/30/2020		Fix GL/Ledger	
No	jt	3024	33634	t0079080	EVANS	Past	7/10/2023	C-1162515	rent	130.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 EVANS, CHARLES 600 S 27 ST #1007	
No	jt	3024	33550	t0079080	EVANS	Past	7/10/2023	C-1159549	rent	365.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 EVANS, CHARLES 600 S 27 ST #1007	
No	scne	1420	32266	t0066796	GARDNER	Past	7/12/2023	C-1134941	late	25.00	2/1/2023	12	2/10/2023	:Late1	Late Fee	
No	scne	1420	32448	t0066796	GARDNER	Past	7/12/2023	C-1139970	late	25.00	3/1/2023	12	3/10/2023	:Late1	Late Fee	
No	scne	1420	32703	t0066796	GARDNER	Past	7/12/2023	C-1145390	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee	
No	scne	1420	32959	t0066796	GARDNER	Past	7/12/2023	C-1150018	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee	
No	scne	1420	33336	t0066796	GARDNER	Past	7/12/2023	C-1155457	late	25.00	6/1/2023	12	6/10/2023	:Late1	Late Fee	
No	scne	1420	33602	t0066796	GARDNER	Past	7/12/2023	C-1161401	late	25.00	7/1/2023	12	7/10/2023	:Late1	Late Fee	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1162500	maint	35.00	7/1/2023	12	7/13/2023		BLINDS BROKEN DINING ROOM	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1156602	maint	35.00	6/1/2023	12	6/12/2023		during business hours lock out	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1162499	maint	35.00	7/1/2023	12	7/13/2023		BLINDS BROKEN LIVING ROOM	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1162501	maint	40.00	7/1/2023	12	7/13/2023		REPLACE DOOR BELL	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1162502	maint	50.00	7/1/2023	12	7/13/2023		MOW THE YARD	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1162498	maint	70.00	7/1/2023	12	7/13/2023		TRASH OUT UNIT X 2 HOURS	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1150930	legal	150.00	5/1/2023	12	5/10/2023		EVICTION COURT	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1162495	maint	185.00	7/1/2023	12	7/13/2023		2 DOORS KEYS NOT RETURNED	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1155897	legal	200.00	6/1/2023	12	6/8/2023		Eviction charges	
No	scne	1420	32369	t0066796	GARDNER	Past	7/12/2023	C-1137446	rent	457.00	3/1/2023	12	3/1/2023	:TRC :03/23	:Rent 03/23 GARDNER, SHANIECE 3218 N 24 AVE CIR, ,	
No	scne	1420	0	t0066796	GARDNER	Past	7/12/2023	C-1136495	rentadj	2,627.00	2/1/2023	12	2/10/2023		Utility allowance due back to OHA 141.00 per month fro	
No	fi	2726	33721	x0077860	GOYNES	Past	7/7/2023	C-1163163	rent	12.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 GOYNES, DASHAWN 5100 FLORENCE BLVD	
No	fi	2726	32972	x0077860	GOYNES	Past	7/7/2023	C-1150228	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee May 2023 Late Fee	
No	fi	2726	32900	x0077860	GOYNES	Past	7/7/2023	C-1148554	rent	50.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 GOYNES, DASHAWN 5100 FLORENCE BLVD	
No	fi	2726	33153	x0077860	GOYNES	Past	7/7/2023	C-1153425	rent	50.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 GOYNES, DASHAWN 5100 FLORENCE BLVD	
No	fi	2726	33550	x0077860	GOYNES	Past	7/7/2023	C-1157688	rent	50.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 GOYNES, DASHAWN 5100 FLORENCE BLVD	
No	fi	2726	0	x0077860	GOYNES	Past	7/7/2023	C-1145169	misc	140.00	4/1/2023	12	4/7/2023		New dead bolt lock	
No	fi	2726	0	x0077860	GOYNES	Past	7/7/2023	C-1163128	misc	470.00	7/1/2023	12	7/24/2023		trashout/cleaning	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge	Codaining Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	9ec	8162	0	t0029677	GUNN	Past	2/29/2012	C-515106	tax	12.00	12/1/2011	1	12/21/2011	:HAP	Add back subsidy charges that were originally charged as 0	
No	9ec	8149	32706	t0081875	HAIRSTON	Past	7/12/2023	C-1145483	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee	
No	9ec	8149	32965	t0081875	HAIRSTON	Past	7/12/2023	C-1150103	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee	
No	9ec	8149	33342	t0081875	HAIRSTON	Past	7/12/2023	C-1155653	late	25.00	6/1/2023	12	6/10/2023	:Late1	Late Fee	
No	9ec	8149	33596	t0081875	HAIRSTON	Past	7/12/2023	C-1161082	late	25.00	7/1/2023	12	7/10/2023	:Late1	Late Fee	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162477	maint	35.00	7/1/2023	12	7/13/2023		broken blind small bdr	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162474	maint	35.00	7/1/2023	12	7/13/2023		remove trash	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162475	maint	35.00	7/1/2023	12	7/13/2023		broken blinds in living room	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162479	maint	50.00	7/1/2023	12	7/13/2023		hole in closet door small bdr	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1150931	legal	150.00	5/1/2023	12	5/10/2023		EVICTION COURT	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1140713	maint	170.00	3/1/2023	12	3/9/2023		lock change 2 doors WO 609645	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162473	maint	185.00	7/1/2023	12	7/13/2023		keys and badge not returned	
No	9ec	8149	32620	t0081875	HAIRSTON	Past	7/12/2023	C-1144520	rent	271.60	4/1/2023	12	4/1/2023	:Rent PostTran	Rent (04/2023)	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1144625	maint	280.00	3/1/2023	12	3/31/2023		replace blinds WO 607925	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162478	maint	400.00	7/1/2023	12	7/13/2023		broken window master bdr	
No	9ec	8149	0	t0081875	HAIRSTON	Past	7/12/2023	C-1162476	maint	550.00	7/1/2023	12	7/13/2023		broken stove	
No	9ec	8149	32916	t0081875	HAIRSTON	Past	7/12/2023	C-1149470	rent	679.00	5/1/2023	12	5/1/2023	:Rent PostTran	Rent (05/2023)	
No	9ec	8149	33169	t0081875	HAIRSTON	Past	7/12/2023	C-1154531	rent	679.00	6/1/2023	12	6/1/2023	:Rent PostTran	Rent (06/2023)	
No	9ec	8149	33567	t0081875	HAIRSTON	Past	7/12/2023	C-1159909	rent	679.00	7/1/2023	12	7/1/2023	:Rent PostTran	Rent (07/2023)	
No	kj	2234	33517	t0069755	HEAD	Past	6/1/2023	C-1157390	rent	11.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 HEAD, MICHAEL 4500 S 25 ST #1109, , OM	
No	kj	2234	33477	t0069755	HEAD	Past	6/1/2023	C-1157183	rent	12.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 HEAD, MICHAEL 4500 S 25 ST #1109, , OM	
No	kj	2234	32774	t0069755	HEAD	Past	6/1/2023	C-1146783	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee April	
No	kj	2234	32977	t0069755	HEAD	Past	6/1/2023	C-1150389	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee May	
No	kj	2234	0	t0069755	HEAD	Past	6/1/2023	C-1162535	misc	60.00	7/1/2023	12	7/6/2023		not returned badge and key costs	
No	kj	2234	0	t0069755	HEAD	Past	6/1/2023	C-1146909	legal	150.00	4/1/2023	12	4/11/2023		sent to legal	
No	kj	2234	0	t0069755	HEAD	Past	6/1/2023	C-1150096	legal	200.00	5/1/2023	12	4/26/2023		court costs	
No	kj	2234	0	t0069755	HEAD	Past	6/1/2023	C-1162713	misc	224.00	7/1/2023	12	7/21/2023		14 day storage fee	
No	kj	2234	32605	t0069755	HEAD	Past	6/1/2023	C-1143502	rent	243.00	4/1/2023	12	4/1/2023	:TRC :04/23	:Rent 04/23 HEAD, MICHAEL 4500 S 25 ST #1109, , OM	
No	kj	2234	32900	t0069755	HEAD	Past	6/1/2023	C-1148325	rent	338.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 HEAD, MICHAEL 4500 S 25 ST #1109, , OM	
No	kj	2234	33153	t0069755	HEAD	Past	6/1/2023	C-1153735	rent	369.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 HEAD, MICHAEL 4500 S 25 ST #1109, , OM	
No	kj	2234	0	t0069755	HEAD	Past	6/1/2023	C-1162536	maint	900.00	7/1/2023	12	7/17/2023		trash out cost after eviction	
No	kj	2234	0	t0069755	HEAD	Past	6/1/2023	C-1162537	maint	1,300.00	7/1/2023	12	7/6/2023		paint costs tenant caused	
No	ss	0002	357	v0001086	HILL	Past	12/23/2003	C-31503	late	17.00	6/1/2003	12	6/8/2003	:Late1	Late Fee \$25.00 Flat Amount	
No	ss	0226	357	v0001075	HILL	Past	4/15/2004	C-31499	late	19.00	6/1/2003	12	6/8/2003	:Late1	Late Fee \$25.00 Flat Amount	
No	ss	0002	718	v0001086	HILL	Past	12/23/2003	C-43457	late	25.00	7/1/2003	12	7/8/2003	:Late1	Late Fee \$25.00 Flat Amount	
No	ss	0002	733	v0001086	HILL	Past	12/23/2003	C-44099	late	25.00	8/1/2003	12	8/8/2003	:Late1	Late Fee \$25.00 Flat Amount	
No	ss	0002	873	v0001086	HILL	Past	12/23/2003	C-49917	late	25.00	9/1/2003	12	9/8/2003	:Late1	Late Fee \$25.00 Flat Amount	
No	ss	0002	1134	v0001086	HILL	Past	12/23/2003	C-63190	late	25.00	12/1/2003	1	12/8/2003	:Late1	Late Fee \$25.00 Flat Amount	
No	ss	0226	33470	v0001075	HILL	Past	4/15/2004	C-1157170	late	25.00	12/1/2003	1	12/8/2023		Late	
No	ss	0226	33471	v0001075	HILL	Past	4/15/2004	C-1157171	late	25.00	7/1/2003	12	7/8/2003		Late	
No	ss	0226	33473	v0001075	HILL	Past	4/15/2004	C-1157172	late	25.00	9/1/2003	12	9/8/2003		Late	
No	ss	0226	33474	v0001075	HILL	Past	4/15/2004	C-1157173	late	25.00	8/1/2003	12	8/8/2003		Late	
No	ss	0226	0	v0001075	HILL	Past	4/15/2004	C-87279	legal	40.00	5/1/2004	12	5/24/2004		never chg for eviction 4/15/04	
No	ss	0226	0	v0001075	HILL	Past	4/15/2004	C-75084	rent	52.00	3/1/2004	12	3/1/2004	:RENT:03/2004	RENT 03/01/2004-03/31/2004	
No	ss	0226	0	v0001075	HILL	Past	4/15/2004	C-81008	rent	52.00	4/1/2004	12	4/1/2004	:RENT:04/2004	RENT 04/01/2004-04/30/2004	
No	ss	0002	0	v0001086	HILL	Past	12/23/2003	C-61267	rent	64.00	12/1/2003	1	12/1/2003	:RENT:12/2003	RENT 12/01/2003-12/31/2003	
No	ss	0002	0	v0001086	HILL	Past	12/23/2003	C-63595	rent	64.00	1/1/2004	12	1/1/2004	:RENT:01/2004	RENT 01/01/2004-01/31/2004	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge	Codaining Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	ss	0002	0	v0001086	HILL	Past	12/23/2003	C-29636	air	80.00	5/1/2003	12	6/1/2003		A/C Charge	
No	ss	0226	0	v0001075	HILL	Past	4/15/2004	C-82847	maint	300.00	4/1/2004	12	4/16/2004		TT TRASHED UNIT PRIOR TO LEAVING	
No	ps	1795	33632	t0078505	HINES JR	Past	7/2/2023	C-1162458	rent	20.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 HINES JR, JOSEPH 1501 Park Ave #209, ,	
No	ps	1795	33550	t0078505	HINES JR	Past	7/2/2023	C-1159248	rent	25.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 HINES JR, JOSEPH 1501 Park Ave #209, ,	
No	bn	2473	33371	t0078661	HOLLOWAY	Past	6/9/2023	C-1156095	rent	83.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 HOLLOWAY, SOFIE 5900 NW RADIAL HWY	
No	bn	2473	32900	t0078661	HOLLOWAY	Past	6/9/2023	C-1147921	rent	277.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 HOLLOWAY, SOFIE 5900 NW RADIAL HWY	
No	bn	2473	33153	t0078661	HOLLOWAY	Past	6/9/2023	C-1154030	rent	277.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 HOLLOWAY, SOFIE 5900 NW RADIAL HWY	
No	9ec	8174	0	t0079534	JONES	Past	6/7/2023	C-1157053	maint	226.83	6/1/2023	12	6/14/2023		2 maint staff for 2 days to repair damages	
No	bn	2384	28373	t0065548	LACY	Past	6/16/2022	C-1077912	rent	359.00	3/1/2022	12	3/1/2022	:TRC :03/22	:Rent 03/22 LACY, KATHLEEN 5900 NW RADIAL HWY #	
No	ps	1941	33632	t0082421	MOLES JR	Past	7/3/2023	C-1162460	rent	22.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 MOLES JR, EVERETT 1601 PARK AVE #607	
No	ps	1941	32520	t0082421	MOLES JR	Past	7/3/2023	C-1141353	late	25.00	3/1/2023	12	3/10/2023	:Late1	Late Fee	
No	ps	1941	32773	t0082421	MOLES JR	Past	7/3/2023	C-1146713	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee	
No	ps	1941	32989	t0082421	MOLES JR	Past	7/3/2023	C-1151236	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee	
No	ps	1941	32369	t0082421	MOLES JR	Past	7/3/2023	C-1137533	rent	216.00	3/1/2023	12	3/1/2023	:TRC :03/23	:Rent 03/23 MOLES JR, EVERETT 1601 PARK AVE #607	
No	ps	1941	32605	t0082421	MOLES JR	Past	7/3/2023	C-1142829	rent	217.00	4/1/2023	12	4/1/2023	:TRC :04/23	:Rent 04/23 MOLES JR, EVERETT 1601 PARK AVE #607	
No	ps	1941	32900	t0082421	MOLES JR	Past	7/3/2023	C-1147634	rent	217.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 MOLES JR, EVERETT 1601 PARK AVE #607	
No	ps	1941	33153	t0082421	MOLES JR	Past	7/3/2023	C-1153891	rent	217.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 MOLES JR, EVERETT 1601 PARK AVE #607	
No	ps	1941	33550	t0082421	MOLES JR	Past	7/3/2023	C-1159498	rent	217.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 MOLES JR, EVERETT 1601 PARK AVE #607	
No	ss	0063	31261	t0055412	NIMMO	Past	5/17/2023	C-1118716	late	23.00	10/1/2022	1	10/19/2022		Transfer late fees from old ledger x0055412 BN 2488	
No	ss	0063	0	t0055412	NIMMO	Past	5/17/2023	C-1145684	late	25.00	4/1/2023	12	4/10/2023		Late Fee April	
No	ss	0063	31370	t0055412	NIMMO	Past	5/17/2023	C-1121967	late	25.00	11/1/2022	1	11/10/2022	:Late1	Late Fee November	
No	ss	0063	31582	t0055412	NIMMO	Past	5/17/2023	C-1126546	late	25.00	12/1/2022	1	12/10/2022	:Late1	Late Fee December	
No	ss	0063	32110	t0055412	NIMMO	Past	5/17/2023	C-1130822	late	25.00	1/1/2023	12	1/10/2023	:Late1	Late Fee January	
No	ss	0063	32293	t0055412	NIMMO	Past	5/17/2023	C-1135726	late	25.00	2/1/2023	12	2/10/2023	:Late1	Late Fee February	
No	ss	0063	32478	t0055412	NIMMO	Past	5/17/2023	C-1140789	late	25.00	3/1/2023	12	3/10/2023	:Late1	Late Fee March	
No	ss	0063	33153	t0055412	NIMMO	Past	5/17/2023	C-1152434	rent	28.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 NIMMO, JOHNATHAN 5422 S 28 AVE	
No	ss	0063	0	t0055412	NIMMO	Past	5/17/2023	C-1140455	legal	150.00	3/1/2023	12	3/9/2023		Legal Fee Case Filed	
No	ss	0063	0	t0055412	NIMMO	Past	5/17/2023	C-1140439	legal	200.00	3/1/2023	12	3/9/2023		Legal Fee Case Filed	
No	ss	0063	0	t0055412	NIMMO	Past	5/17/2023	C-1145683	legal	200.00	4/1/2023	12	4/10/2023		Legal Fee Court Required	
No	ss	0063	0	t0055412	NIMMO	Past	5/17/2023	C-1157350	maint	450.00	6/1/2023	12	6/22/2023		Move-Out Haul Away Charges	
No	ss	0063	0	t0055412	NIMMO	Past	5/17/2023	C-1157349	maint	550.00	6/1/2023	12	6/22/2023		Move-Out Maint Charges	
No	jt	2897	33640	t0073416	NYAGAK	Past	4/5/2023	C-1162556	depref	378.00	7/1/2023	12	7/17/2023		Transfer prior balance to new ledger x0073416	
No	ct	6023	33305	t0000832	PENNEY	Past	1/13/2004	C-1155178	late	25.00	7/1/2003	12	7/8/2003		Late	
No	bn	2499	33522	t0051460	RADER	Past	6/25/2023	C-1157475	rent	28.83	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 RADER, HALEY 5900 NW RADIAL HWY #13	
No	ps	1949	32520	t0082014	ROUSE	Past	7/11/2023	C-1141357	late	25.00	3/1/2023	12	3/10/2023	:Late1	Late Fee	
No	ps	1949	32773	t0082014	ROUSE	Past	7/11/2023	C-1146717	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee	
No	ps	1949	32369	t0082014	ROUSE	Past	7/11/2023	C-1138972	rent	72.00	3/1/2023	12	3/1/2023	:TRC :03/23	:Rent 03/23 ROUSE, BRANDY 1601 PARK AVE #704	
No	ps	1949	33632	t0082014	ROUSE	Past	7/11/2023	C-1162462	rent	99.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 ROUSE, BRANDY 1601 PARK AVE #704	
No	ps	1949	0	t0082014	ROUSE	Past	7/11/2023	C-1155257	legal	150.00	6/1/2023	12	6/1/2023		Legal Fee	
No	ps	1949	0	t0082014	ROUSE	Past	7/11/2023	C-1155323	legal	200.00	6/1/2023	12	6/7/2023		Court Fee	
No	ps	1949	32605	t0082014	ROUSE	Past	7/11/2023	C-1144143	rent	270.00	4/1/2023	12	4/1/2023	:TRC :04/23	:Rent 04/23 ROUSE, BRANDY 1601 PARK AVE #704	
No	ps	1949	32900	t0082014	ROUSE	Past	7/11/2023	C-1148913	rent	270.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 ROUSE, BRANDY 1601 PARK AVE #704	
No	ps	1949	33153	t0082014	ROUSE	Past	7/11/2023	C-1152325	rent	270.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 ROUSE, BRANDY 1601 PARK AVE #704	
No	ps	1949	33550	t0082014	ROUSE	Past	7/11/2023	C-1159241	rent	270.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 ROUSE, BRANDY 1601 PARK AVE #704	
No	ps	1949	0	t0082014	ROUSE	Past	7/11/2023	C-1142094	maint	445.00	3/1/2023	12	3/1/2023		Replace Entire Entry Door lock Set	
No	jt	2926	33590	t0084861	Sanborn	Past	7/1/2023	C-1160937	late	2.00	7/1/2023	12	7/10/2023	:Late1	Late Fee July Late fee	
No	jt	2926	0	t0084861	Sanborn	Past	7/1/2023	C-1162491	misc	350.00	7/1/2023	12	7/13/2023		Trash out po # 129538	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge	Codaining Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	ct	6040	30800	x0070673	SEALS	Past	6/28/2023	C-1107192	late	10.00	8/1/2022	12	8/10/2022	:Late1	Late Fee	
No	ct	6040	30987	x0070673	SEALS	Past	6/28/2023	C-1112996	late	25.00	9/1/2022	12	9/10/2022	:Late1	Late Fee	
No	ct	6040	31222	x0070673	SEALS	Past	6/28/2023	C-1118518	late	25.00	10/1/2022	1	10/10/2022	:Late1	Late Fee	
No	ct	6040	31396	x0070673	SEALS	Past	6/28/2023	C-1122679	late	25.00	11/1/2022	1	11/10/2022	:Late1	Late Fee	
No	ct	6040	32487	x0070673	SEALS	Past	6/28/2023	C-1141041	late	25.00	3/1/2023	12	3/10/2023	:Late1	Late Fee	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157466	maint	10.00	6/1/2023	12	6/26/2023		replace missing hood vent filter	
No	scne	4042	33336	t0002522	SHEPARD	Past	7/7/2023	C-1155471	late	25.00	6/1/2023	12	6/10/2023	:Late1	Late Fee	
No	scne	4042	33602	t0002522	SHEPARD	Past	7/7/2023	C-1161419	late	25.00	7/1/2023	12	7/10/2023	:Late1	Late Fee	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157471	maint	35.00	6/1/2023	12	6/26/2023		replace missing blind in bedroom	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157464	maint	50.00	6/1/2023	12	6/26/2023		hole in Livingroom	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157467	maint	115.00	6/1/2023	12	6/26/2023		paint yellow kitchen walls	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157463	maint	115.00	6/1/2023	12	6/26/2023		Paint blue Livingroom walls	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157470	maint	115.00	6/1/2023	12	6/26/2023		paint 1 bedroom	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157472	maint	150.00	6/1/2023	12	6/26/2023		lawn care	
No	scne	4042	33550	t0002522	SHEPARD	Past	7/7/2023	C-1158167	rent	197.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 SHEPARD, SANDRA 2207 JOHN CREIGHTOI	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157473	maint	200.00	6/1/2023	12	6/26/2023		remove trash left behind	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157465	maint	230.00	6/1/2023	12	6/26/2023		Paint bright red walls in dining room 2 coats	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157469	maint	300.00	6/1/2023	12	6/26/2023		patch 6 holes in bedroom	
No	scne	4042	0	t0002522	SHEPARD	Past	7/7/2023	C-1157468	maint	300.00	6/1/2023	12	6/26/2023		Cleaning fee	
No	scne	4042	33153	t0002522	SHEPARD	Past	7/7/2023	C-1152680	rent	719.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 SHEPARD, SANDRA 2207 JOHN CREIGHTOI	
No	ps	1966	33635	t0077496	SMITH	Past	7/1/2023	C-1162524	rent	4.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 SMITH, AIRIANNA 1601 PARK AVE #811	
No	ps	1966	33550	t0077496	SMITH	Past	7/1/2023	C-1159119	rent	104.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 SMITH, AIRIANNA 1601 PARK AVE #811	
No	jt	3036	33483	t0075286	THOMAS	Past	6/1/2023	C-1157249	rent	2.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	30392	t0075286	THOMAS	Past	6/1/2023	C-1100886	late	25.00	7/1/2022	12	7/10/2022	:Late1	Late Fee July Late fee	
No	jt	3036	30689	t0075286	THOMAS	Past	6/1/2023	C-1105726	late	25.00	8/1/2022	12	8/10/2022	:Late1	Late Fee August Late fee	
No	jt	3036	30996	t0075286	THOMAS	Past	6/1/2023	C-1113504	late	25.00	9/1/2022	12	9/10/2022	:Late1	Late Fee September Late fee	
No	jt	3036	31162	t0075286	THOMAS	Past	6/1/2023	C-1117795	late	25.00	10/1/2022	1	10/10/2022	:Late1	Late Fee October Late fee	
No	jt	3036	31385	t0075286	THOMAS	Past	6/1/2023	C-1122491	late	25.00	11/1/2022	1	11/10/2022	:Late1	Late Fee November Late fee	
No	jt	3036	31595	t0075286	THOMAS	Past	6/1/2023	C-1126931	late	25.00	12/1/2022	1	12/10/2022	:Late1	Late Fee December Late fee	
No	jt	3036	32114	t0075286	THOMAS	Past	6/1/2023	C-1131162	late	25.00	1/1/2023	12	1/10/2023	:Late1	Late Fee January Late fee	
No	jt	3036	32280	t0075286	THOMAS	Past	6/1/2023	C-1135472	late	25.00	2/1/2023	12	2/10/2023	:Late1	Late Fee february Late fee	
No	jt	3036	32459	t0075286	THOMAS	Past	6/1/2023	C-1140268	late	25.00	3/1/2023	12	3/10/2023	:Late1	Late Fee March Late fee	
No	jt	3036	32717	t0075286	THOMAS	Past	6/1/2023	C-1145824	late	25.00	4/1/2023	12	4/10/2023	:Late1	Late Fee April Late fee	
No	jt	3036	32987	t0075286	THOMAS	Past	6/1/2023	C-1151085	late	25.00	5/1/2023	12	5/10/2023	:Late1	Late Fee May Late fee	
No	jt	3036	30572	t0075286	THOMAS	Past	6/1/2023	C-1104013	rent	50.00	8/1/2022	12	8/1/2022	:TRC :08/22	:Rent 08/22 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	30870	t0075286	THOMAS	Past	6/1/2023	C-1108473	rent	50.00	9/1/2022	12	9/1/2022	:TRC :09/22	:Rent 09/22 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	31068	t0075286	THOMAS	Past	6/1/2023	C-1115894	rent	50.00	10/1/2022	1	10/1/2022	:TRC :10/22	:Rent 10/22 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	31303	t0075286	THOMAS	Past	6/1/2023	C-1119643	rent	50.00	11/1/2022	1	11/1/2022	:TRC :11/22	:Rent 11/22 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	31474	t0075286	THOMAS	Past	6/1/2023	C-1124995	rent	50.00	12/1/2022	1	12/1/2022	:TRC :12/22	:Rent 12/22 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	31695	t0075286	THOMAS	Past	6/1/2023	C-1129251	rent	50.00	1/1/2023	12	1/1/2023	:TRC :01/23	:Rent 01/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	32219	t0075286	THOMAS	Past	6/1/2023	C-1133859	rent	50.00	2/1/2023	12	2/1/2023	:TRC :02/23	:Rent 02/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	32369	t0075286	THOMAS	Past	6/1/2023	C-1138661	rent	50.00	3/1/2023	12	3/1/2023	:TRC :03/23	:Rent 03/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	32605	t0075286	THOMAS	Past	6/1/2023	C-1143832	rent	50.00	4/1/2023	12	4/1/2023	:TRC :04/23	:Rent 04/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	32900	t0075286	THOMAS	Past	6/1/2023	C-1148603	rent	50.00	5/1/2023	12	5/1/2023	:TRC :05/23	:Rent 05/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	33153	t0075286	THOMAS	Past	6/1/2023	C-1153567	rent	50.00	6/1/2023	12	6/1/2023	:TRC :06/23	:Rent 06/23 THOMAS, CATAVION 600 S 27 ST #1101	
No	jt	3036	0	t0075286	THOMAS	Past	6/1/2023	C-1142110	legal	150.00	3/1/2023	12	3/27/2023		Legal Fee - Eviction	
No	fl	2703	33721	t0066320	WALKER	Past	7/14/2023	C-1163145	rent	23.00	7/1/2023	12	7/1/2023	:TRC :07/23	:Rent 07/23 WALKER, BRANDI 5100 FLORENCE BLVD #	

Write Off Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Codaining Amount	Post Month Invoice Date	Due Date	Reference	Notes	Document Sequence	
No	fl	2703	32972	t0066320	WALKER	Past	7/14/2023	C-1150222	late	25.00 5/1/2023 12	5/10/2023	:Late1	Late Fee May 2023 Late Fee	
No	fl	2703	32605	t0066320	WALKER	Past	7/14/2023	C-1143901	rent	40.00 4/1/2023 12	4/1/2023	:TRC :04/23	:Rent 04/23 WALKER, BRANDI 5100 FLORENCE BLVD #	
No	fl	2703	32900	t0066320	WALKER	Past	7/14/2023	C-1148669	rent	50.00 5/1/2023 12	5/1/2023	:TRC :05/23	:Rent 05/23 WALKER, BRANDI 5100 FLORENCE BLVD #	
No	fl	2703	33153	t0066320	WALKER	Past	7/14/2023	C-1153469	rent	50.00 6/1/2023 12	6/1/2023	:TRC :06/23	:Rent 06/23 WALKER, BRANDI 5100 FLORENCE BLVD #	
No	fl	2703	33550	t0066320	WALKER	Past	7/14/2023	C-1158710	rent	50.00 7/1/2023 12	7/1/2023	:TRC :07/23	:Rent 07/23 WALKER, BRANDI 5100 FLORENCE BLVD #	
No	fl	2703	0	t0066320	WALKER	Past	7/14/2023	C-1152242	misc	75.00 5/1/2023 12	5/28/2023		lock out	
No	fl	2703	0	t0066320	WALKER	Past	7/14/2023	C-1162519	legal	150.00 7/1/2023 12	7/14/2023		LEGAL FEES	
No	fl	2703	0	t0066320	WALKER	Past	7/14/2023	C-1162520	legal	250.00 7/1/2023 12	7/14/2023		court fee	
No	ct	6076	33328	x0070253	WILLIAMS	Past	6/4/2023	C-1155296	rent	24.00 6/1/2023 12	6/1/2023	:TRC :06/23	:Rent 06/23 WILLIAMS, SHEILA 5904 HENNINGER DR #	
No	hl	2803	33367	t0055876	YUOT	Past	7/6/2023	C-1155972	late	25.00 6/1/2023 12	6/10/2023	:Late1	Late Fee June	
No	hl	2803	33608	t0055876	YUOT	Past	7/6/2023	C-1161823	late	25.00 7/1/2023 12	7/10/2023	:Late1	Late Fee July Late Fee	
No	hl	2803	33643	t0055876	YUOT	Past	7/6/2023	C-1162604	rent	128.00 7/1/2023 12	7/1/2023	:TRC :07/23	:Rent 07/23 YUOT, BIEL 2500 B ST #507	, , C
No	hl	2803	32605	t0055876	YUOT	Past	7/6/2023	C-1142294	rent	165.00 4/1/2023 12	4/1/2023	:TRC :04/23	:Rent 04/23 YUOT, BIEL 2500 B ST #507	, , C
No	hl	2803	32900	t0055876	YUOT	Past	7/6/2023	C-1149234	rent	458.00 5/1/2023 12	5/1/2023	:TRC :05/23	:Rent 05/23 YUOT, BIEL 2500 B ST #507	, , C
No	hl	2803	33153	t0055876	YUOT	Past	7/6/2023	C-1152976	rent	558.00 6/1/2023 12	6/1/2023	:TRC :06/23	:Rent 06/23 YUOT, BIEL 2500 B ST #507	, , C
No	hl	2803	33550	t0055876	YUOT	Past	7/6/2023	C-1158836	rent	641.00 7/1/2023 12	7/1/2023	:TRC :07/23	:Rent 07/23 YUOT, BIEL 2500 B ST #507	, , C

**RESOLUTION NO. 2023-81**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS**, a list of Charge Off for Vacated Tenant Account Receivables as of July 24th, 2023 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 \$31,606.01 which represents 30 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.

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David Levy, Chair  
OHA Board of Commissioners

**ATTEST**

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2023-82 Spencer 57 Window Replacement

# Memorandum



To: The Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: August 3, 2023  
Re: Recommendation for Contract – Spencer 57 Window Replacement

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with TCI General Contracting Services, LLC for an amount quoted at \$442,663.00 for a term of 180 days with OHA reserving the right to renew for an additional 180 days for a total term of one-year with the Board of Commissioner approval.

## EXPLANATION:

In 1981, the North Freeway project demolished 57 units within Spencer Homes. These units were replaced by OHA with the “Spencer 57”. This grouping of units consists of duplexes, a tri-plex and a four plex in North Omaha. The casement style windows inside these units are original to the home. The sills have rotted over time due to water exposure and lack of preventative maintenance and the crank-to-open windows become difficult to open and close as they age which causes residents to leave windows partially open contributing to the water issues. Replacement parts for repairing these windows are expensive and hard to find. Upon inspection, staff found 55 of the 57 units required all windows inside the home to be replaced. The remaining 2 locations have new windows previously installed while the units were vacant.

## METHOD OF PROCUREMENT:

OHA invited organizations to present qualifications on a scope of work for Spencer 57 Window Replacement services. The Invitation for Bid (IFB) was advertised locally in *The Daily Record* for two consecutive Tuesdays, May 16, 2023, and May 23, 2023 with an available date of the proposal on May 16, 2023. The pre-bid conference was held on May 25, 2023 via Zoom. OHA staff was in communication with 10 companies that provide window installation services in the Omaha area and all 10 companies received the solicitation for review.

OHA received (2) two bids for IFB for Spencer 57 Window Replacement services prior to the deadline of 2:00 p.m. CST on July 18, 2023. Staff selected TCI General Contracting, LLC based on the prices submitted.

Company	TCI General Contracting, LLC	Excel Windows
Total Project Cost	\$442,663.00	\$550,586.60

**PROJECT COST:** This contract will not exceed \$465,000.00.

**SOURCE OF FUNDS:** This project will be funded by Capital Grant Funds, 2021 grant.

**SPONSOR(S):** Jennifer Dexter, Procurement Management  
Jody Holston, Director of Public Housing  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 – 82  
CONTRACT FOR WINDOW REPLACEMENT**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) requires contracted services for window replacement for 55 public housing units which are part of a group of 57 units known as the Spencer replacement housing or “Spencer 57”;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing an Invitation for Bid in May 2023;

**WHEREAS**, OHA received two proposals, and the proposal submitted by TCI General Contracting Services, LLC received the strongest evaluation according to the prices submitted;

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with TCI General Contracting Services, LLC with a contract amount not to exceed \$465,000.00, and for a contract term of 180 days with an option to renew for an additional 180 days for a total term of one-year, to provide window replacement services for 55 public housing units;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with TCI General Contracting Services, LLC with a contract amount not to exceed \$465,000.00, and for a contract term of 180 days with an option to renew for an additional 180 days for a total term of one-year to provide window replacement services for 55 public housing units.

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David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

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Joanie Poore, Secretary

5.1.2.3. Resolution 2023-83 Construction Contractor Services Pool

# Memorandum

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To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: August 3, 2023

Re: Recommendation for Contract – Construction Contractors

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve contracts with 10 Men LLC, First Investment Renovations, Future Construction Specialties, Gazellas Bright, LLC, H.H.E.R.S., LLC, Jensen Enterprises, K & L Construction, Keep Off Home Improvements, Ken & Associates, LLC, Navarro Lawn & Landscape, Inc., Paladin, LLC, Pinnacle Construction, TCI General Contracting Services, LLC, The Official Handyman and TSR Construction for a not to exceed (NTE) amount \$1,000,000. These contracts would be for one (1) year with the right to renew for four (4) additional terms with the Board of Commissioners' approval.

## **EXPLANATION:**

OHA staff is required to solicit, at minimum, three quotes when performing construction-based work, including services such as concrete, roofing, and interior rehabs, over \$2,000, but below the required formal bid threshold. This can be a time-consuming process which creates delays in completing work in an expedient manner. In addition, each maintenance manager completing projects uses different contractors or, potentially, the same contractor without knowledge of the workload the vendor is currently completing for other OHA staff at other OHA properties or zones. Supplying OHA's Property Management team with a vetted collection of construction contractors to utilize allows deadlines to be more easily met. As projects become available, the construction contractors for these specific services are contacted, providing an opportunity to bid on the scope of work. The lowest competitive price will be selected for the project.

In March of 2022, OHA staff presented a Pool of Construction Contractors for the Board's approval and, over the course of the year, elected to add contractors to the pool with the Board's approval. Each contract was awarded a separate amount rather than an aggregate sum for the Construction Contractors as a pool of vendors. Due to the contracts being awarded in groupings throughout the year, vendor's contract expiration dates did not correspond with the initial contract expiration dates or other groups' contract expiration dates. To create a process that can be easily tracked both for budgeting purposes and contracted terms, OHA staff chose to allow the contracts to expire and resolicit for construction contractor services.

OHA staff reviewed the 2023 budget to determine an aggregate contract award amount. All OHA properties' budgeted categories for contracted services which include concrete, roofs, exterior repairs, windows/doors, turns and interior repairs amounted to approximately \$260,000. The Board-approved Capital Improvement Department's 5-year plan project costs were calculated at \$750,000. These amounts together result in the proposed not to exceed amount.

## **METHOD OF PROCUREMENT:**

OHA invited organizations to present qualifications on a scope of work for Construction contractor services. A Request for Qualifications (RFQ) was advertised locally in *The Daily Record* for two consecutive Mondays, May 22, 2023 and May 29, 2023 with an available date of the solicitation on

May 22, 2023. The pre-proposal conference was held on May 31, 2023 via Zoom. OHA staff reached out to 65 companies that offer construction services and, 22 companies received the solicitation for review.

OHA received (16) sixteen submissions for Construction Contractor services. One submission was deemed non-responsive, Pyramid Painting and Construction, and the remaining (15) fifteen proposals demonstrate the qualifications outlined in the RFQ prior to the deadline of June 20, 2023. A team of (7) seven OHA staff members evaluated the proposals and determined all (15) fifteen Offerors met the requirements.

<b>Construction Contractors</b>	<b>Evaluation Score</b>	<b>MBE/WBE Status</b>	<b>Section 3</b>
10 Men LLC	93.0	none	no
First Investment Renovations	75.6	MBE	yes
Future Construction Specialties	92.4	MBE/WBE	no
Gazellas Bright, LLC	70.4	MBE/WBE	no
H.H.E.R.S., LLC	70.4	MBE	no
Jensen Enterprises	88.4	none	no
K & L Construction Services, LLC	90.0	none	no
Keep Off Home Improvements	72.6	MBE	no
The Official Handyman	87.8	MBE	no
Ken & Associates, LLC	86.0	MBE	no
Navarro Lawn & Landscape, Inc.	87.8	none	no
Paladin, LLC	77.7	none	no
Pinnacle Construction	77.0	none	no
TCI General Contracting	81.2	MBE	no
TSR Construction	73.6	MBE	no

**SOURCE OF FUNDS:** Property’s operating funds are budgeted for minor repairs; larger projects may be budgeted for in the Capital Improvements 5-year plan.

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
 Jody Holston, Director of Public Housing  
 Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2022 – 83**  
**CONSTRUCTION CONTRACTOR POOL CONTRACTS**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) frequently requires contractor services for specific work with a relatively low cost, below the dollar threshold requiring public bids, but requiring staff to obtain 3 quotes, which is a time-consuming process and not an effective use of OHA staff time given that much contractor work is required routinely and repeatedly on an ongoing basis by multiple property management divisions;

**WHEREAS**, OHA wishes to contract with a pool of contractors already procured and pre-approved to provide specific routine construction services;

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

**WHEREAS**, OHA received responses from 16 contractors, including 1 response deemed non-responsive, and determined that responses from 15 contractors met requirements and qualifications, which 15 contractors include the following: 10 Men LLC; First Investment Renovations; Future Construction Specialties; Gazellas Bright, LLC; H.H.E.R.S., LLC; Jensen Enterprises; K & L Construction; Keep Off Home Improvements; Ken & Associates, LLC; Navarro Lawn & Landscape, Inc.; Paladin, LLC; Pinnacle Construction; TCI General Contracting Services, LLC; The Official Handyman; and TSR Construction;

**WHEREAS**, staff recommends that the OHA Board approve contracts with the above-named 15 contractors, in an amount not to exceed \$1,000,000, jointly and severally, and for contract terms of one year with an option to renew for four additional terms, to perform construction contractor services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves contracts with the above-named 15 contractors, in an amount not to exceed \$1,000,000, jointly and severally, and for contract terms of one year, with an option to renew for 4 additional one-year terms to perform construction contractor services.

\_\_\_\_\_  
David Levy, Chair  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.2.4. Resolution 2023-84 Security Services

# Memorandum



To: The Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: August 3, 2023  
Re: Recommendation for Contract – Security

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Signal of Omaha for an amount not to exceed \$150,000 annually. This Indefinite Delivery, Indefinite Quantity (IDIQ) contract would be for a term of (1) one year with OHA reserving the right to renew for (4) four additional one-year terms with the Board of Commissioner approval.

## EXPLANATION:

OHA property security is currently overseen by internal OHA staff which includes security officers. There is a history of undesirable activity at OHA locations and, should OHA staff not be adequate to monitor all locations, a contract with a security contractor will provide available resources to deal with situations as they arise. In addition to security issues, complications with fire safety systems at OHA locations can create an emergency status where Omaha Fire Department requires a fire watch of the building. The security contractor can fulfill the fire watch requirements for OHA which include overnight monitoring of the building on all floors.

## METHOD OF PROCUREMENT:

OHA invited organizations to present qualifications on a scope of work for Security Services. The Request for Proposals (RFP) was advertised locally in *The Daily Record* for two consecutive Wednesdays, June 7<sup>th</sup> and 14<sup>th</sup> with an available date of the proposal on June 7, 2023. The pre-proposal conference was held on June 13, 2023 via Zoom. OHA staff was in communication with fourteen (14) qualified firms that offer Security services in the Omaha area and eight (8) of those firms received the solicitation for review.

OHA received (4) four submissions for Security services. All four (4) proposals demonstrate the qualifications outlined in the RFP prior to the deadline of June 27, 2023. Three (3) OHA staff members evaluated the proposals and determined all Offerors met the requirements. Signal of Omaha was selected based on the evaluation scoring.

Security Services RFP	Signal of Omaha	300 Protective Group	County Security	Security Dash
Subjective Point (70 points possible)	60.67	57.00	51.33	25.67
Objective Point Total (30 points possible)	20	0	0	30
Overall Evaluation score	80.67	57.00	51.33	55.67
DBE/WBE Section 3	None	MBE	MBE	None

**PROJECT COST:** This contract will not exceed \$150,000.00

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

**SPONSOR(S):** Jennifer Dexter, Procurement Management  
Jody Holston, Director of Public Housing  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 – 84  
CONTRACT FOR SECURITY**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) requires contracted services to provide a security services at OHA locations to supplement OHA’s in-house public safety staff on an as-needed basis;

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

**WHEREAS**, OHA received submissions from four firms, and OHA staff has determined to contract with Signal of Omaha, who was selected based on staff evaluation scoring; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with Signal of Omaha in a contract amount not to exceed \$150,000 per year, and for a contract term of one year, with an option to renew for four one-year terms, to perform security services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Signal of Omaha in a contract amount not to exceed \$150,000 per year, and for a contract term of one year, with an option to renew for four additional one-year terms, to perform security services

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.2.5. Resolution 2023-85 Hazardous Materials Abatement Renewal

# Memorandum



To: The OHA Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: August 3, 2023  
Re: Recommendation for Contract Renewal – Hazardous Materials Abatement

## RECOMMENDED ACTION:

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

## PREVIOUS ACTION:

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

## PROPOSED ACTION:

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

## CONTRACTOR STATUS:

Company Name	MBE/WBE	Section 3 Business	Expended as of 6/30/2023
H.H.E.R.S., LLC	MBE	No	\$ 1,995
New Horizons	No	No	\$ 0
All Dry Services of Omaha and Lincoln	No	No	\$ 10,291
Wheeler Contracting, Inc	No	No	\$ 0

**METHOD OF PROCUREMENT:** Renewal

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

**SPONSOR(S):** Jennifer Dexter, Procurement Management  
Jody Holston, Director of Public Housing  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

5.1.2.6. Resolution 2023-86 Jackson Tower Transformer



# Muth Electric Inc.



1000 S Saddlecreek Road • Omaha, NE 68106  
PHONE (402) 551-7780 • FAX (402) 551-7925  
www.muthelectric.com

## PROPOSAL

July 24, 2023

Omaha Housing Authority  
600 S. 27<sup>th</sup> St.  
Omaha, NE 68105

Attn: Charles Karl

Phone: 402-490-2383  
Job Name: Jackson Tower New Transformer Location  
Address: Omaha, NE  
Quote: 6431 & 6432

**We hereby submit specifications and estimates for:**

Install new underground conduit and wiring to the new transformer location at the bottom of the hill.

**Includes:**

- New transformer pad
- Trenching and installing conduit from transformer pad near bottom parking lot to north side of building
- In ground vault outside of building entry point
- Junction box behind existing MCC
- Final connections to existing MCC
- Permits/Fees
- Cutting of existing conductors at pipe
- Updating grounding as required
- Taxes

**Excludes:**

- Replacing MCC/Main disconnects
- Installing new disconnect
- Sod/Grass seed
- Running feeders through boiler room
- Removing old feeders/conduits
- Removing/Decommissioning existing vault transformers
- Any work in vault
- OPPD Fees
- Temporary Power/Generator for changeover
- Performance and Payment bond
- GFI Testing
- Upgrading gear to meet AIC ratings
- NETA/ATS testing
- Damage to unmarked private underground lines
- Any other conduit/wiring boiler/electrical room.

**Notes:**

Work to be performed during normal business hours.  
Additional work T&M rates will apply.

This Quote is only good for **10 days**.

“Professional Answers For All Your Electrical Needs”

**CORPORATE** (605) 996-3983

**MITCHELL, SD** (605) 996-7300

**SIoux FALLS, SD** (605) 338-6586

**RAPID CITY, SD** (605) 341-3554

**WATERTOWN, SD** (605) 882-2680

**BROOKINGS, SD** (605) 692-0800

**HURON, SD** (605) 352-8579

**ABERDEEN, SD** (605) 226-8424

**WILLISTON, ND** (701) 577-7300



# Muth Electric Inc.



1000 S Saddlecreek Road • Omaha, NE 68106  
PHONE (402) 551-7780 • FAX (402) 551-7925  
www.muthelectric.com

Muth Electric, Inc. would like to propose to furnish material and labor, complete in accordance with the above scope of work, for the sum of:  
**\$179,849.00**

**Alternate Option:** We can install the transformer roughly 20' North of the existing electrical room in the grassy area at the top of the hill for the sum of:  
**\$64,562.00**

If you have any questions regarding the pricing of this proposal, please call me at (402)-551-7780. Thank you for working with us, we greatly appreciate your business.

Sincerely,  
Muth Electric, Inc.

Nate Louwagie  
Division Manager

**Acceptance of Proposal:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

**Date of Acceptance:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

“Professional Answers For All Your Electrical Needs”

**CORPORATE** (605) 996-3983    **MITCHELL, SD** (605) 996-7300    **SIOUX FALLS, SD** (605) 338-6586    **RAPID CITY, SD** (605) 341-3554

**WATERTOWN, SD** (605) 882-2680    **BROOKINGS, SD** (605) 692-0800    **HURON, SD** (605) 352-8579    **ABERDEEN, SD** (605) 226-8424    **WILLISTON, ND** (701) 577-7300

# Memorandum

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To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Manager

Date: July 26<sup>th</sup>, 2023

Re: Recommendation for Contract – Jackson Tower Transformer Repair

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) Staff recommends the OHA Board of Commissioners approve a contract Muth Electric to provide electrical services to a new transformer at Jackson Tower. The amount of this contract will not exceed \$71,000.

## **EXPLANATION:**

In May 2023, OPPD notified OHA that the underground electrical transformer vault serving Jackson Tower and adjoining properties was found to be compromised. Water was leaking into the vault, including onto and around the transformers, resulting in deterioration and risk of catastrophic failure. In the event of such failure, it would take several months to restore power to Jackson Tower, requiring the relocation of all residents. There is also a risk of environmental damage from the chemicals inside the transformers, which would result in a costly and highly regulated cleanup process. In OPPD’s expert opinion, the transformers are in imminent risk of failure, and it is not possible to predict when this will occur but could be at any time.

## **METHOD OF PROCUREMENT:**

Due to the emergent nature of the needed repair, OHA requested analysis, proposed action, and estimate from Muth Electric. OPPD recommended Muth Electrical as a trusted vendor and often a vendor with the lowest bid. Muth is also one of the current contracted vendors with OHA for electrical Services. Muth staff worked closely with OPPD’s engineering department to develop a solution throughout June and July. Due to the emergent nature of the repairs, no estimates were solicited from other vendors.

Muth provided two bids, one to repair the existing vault at a cost of \$179,849 and an alternative option to install the transformer on a concrete pad above ground, outside of the building (on the grass area near the parking lot at the side of the building) at a cost of \$64,562. OHA staff recommends the alternative option.

**SOURCE OF FUNDS:** Capital Funds Grant

**DBE/MBE/WBE:** None

**SPONSOR(S):** Jody Holston, Director of Operations  
Charles Karl, Capital Improvements Manager  
Jennifer Dexter, Procurement Manager

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 – 86**  
**CONTRACT FOR JACKSON TOWER TRANSFORMER REPAIR**

**WHEREAS**, OPPD informed OHA of water damage affecting the integrity of the underground electrical transformer vault serving Jackson Tower, and, based on OPPD’s judgment, OHA staff has determined that this issue must be addressed urgently, as an emergency, because continued water damage could at any time result in catastrophic failure of transformers, potentially resulting in loss of power to Jackson Tower, which may require several months to repair and would require relocation of all residents of Jackson Tower’s 208 units, and also may result in environmental contamination;

**WHEREAS**, OHA staff has determined that an emergency exists that seriously threatens the public health, welfare, or safety, or endangers property, or would otherwise cause serious injury to OHA;

**WHEREAS**, OPPD recommended Muth Electric to provide the services needed to remedy the immediate, urgent issues and, due to the emergency nature of the services needed, OHA did not solicit competitive proposals or bids;

**WHEREAS**, OHA has a current contract with Muth Electric, procured in 2021; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with Muth Electric in a contract amount not to exceed \$71,000, to provide specific electrical services necessary to address the protect the transformer serving Jackson Tower;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Muth Electric in a contract amount not to exceed \$71,000, to provide specific electrical services necessary to address the protect the transformer serving Jackson Tower.

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David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

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Joanie Poore, Secretary

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2023-87 Sell Vacant Lots

# Memorandum



To: The OHA Board of Commissioners  
 From: Jody Holston, Director of Public Housing  
 Date: July 24, 2023  
 Re: Authorization to Sell Lots

**RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners to authorize OHA to take all steps necessary to sell the lots of land described below.

**EXPLANATION:**

OHA acquired various lots of land in 2005-2009. OHA has no current plans to build on any of the below described lots. Each lot incurs ongoing expenses regularly to maintain them, including mowing and trash removal. These expenses are paid by the COCC totaling over \$8,000 annually. These lots do not have a HUD Deed of Trust and require no HUD approval to sell. All profits from the sale of the lots will be unrestricted.

OHA has outreached to several non-profit community developers who have expressed interest in purchasing lots. Spark CDI has expressed interest in purchasing 3 of the lots and has negotiated the purchase prices, listed below. The remaining 4 lots will be listed for sale by OHA’s residential real estate agent and sold at fair market value.

Owner	Addresses	Legal Description	Nearest Intersection	Acres	Purchase Price	Purchaser
OHA	4425 N 22nd St	OAK CHATHAM LOT 16 BLOCK 2 N 40 FT 40 X 124	22nd & Ames	0.11	TBD	
OHA	3824 N 55th St	BELMONT ADD LOT 197 BLOCK 0 LT 196 & N 27 FT	55th & Spaulding	0.23	\$ 31,000	Spark CDI
OHA	2219 Lothrop St	KOUNTZE PLACE LOT 7 BLOCK 19 E 53 FT LTS 6 & 53 X 100	24th & Lothrop	0.12	\$ 17,500	Spark CDI
OHA	2509 Corby St	WILSONS ADD TO KOUNTZE LOT 5 BLOCK 0 40 X 160	Near Lake St	0.15	\$ 17,000	Spark CDI
OHA	1800 GRANT ST	LANDS SEC-TWN-RGE 10-15-13 N 16 W 182.5 FT TAX LT 20	18th & Grant		TBD	
OHA	NA	LANDS SEC-TWN-RGE 10-15-13 N 48.5 S 97 E 50 W 182.5 FT LOT 20 48.5 X 50	16th & Grant	0.06	TBD	
OHA	NA	LANDS SEC-TWN-RGE 10-15-13 SUB LT 2 LT 20 48.5 X 122.5 FT	18th & Grant	0.14	TBD	

**SPONSOR(S):** Brian Hansen, General Counsel  
Jody Holston, Director of Public Housing

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2023 – 87**  
**SALE OF VACANT LOTS**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) and its affiliate, Housing in Omaha, Inc. (HIO), own a number of vacant lots acquired more than a decade ago but for which OHA and HIO have no immediate or projected future use, and staff recommends sale of these vacant lots to reduce OHA’s costs for maintenance and to improve Omaha neighborhoods;

**WHEREAS**, staff have communicated with, and will give priority to, nonprofit community developers who may wish to purchase the vacant lots for development, and for this purpose staff are working with partners to negotiate purchase agreements, which purchase agreements would be brought to OHA’s Board (and also to HIO’s Board, as appropriate) for approval at a future Board meeting;

**WHEREAS**, OHA owns one vacant lot that is subject to a HUD Deed of Trust, as a public housing ACC property, which will require OHA to submit a Section 18 application to HUD for approval of disposition, and staff will return to the OHA Board for approval regarding this one lot, but the remainder of the vacant lots are not subject to HUD Deeds of Trust and do not require HUD approval;

**WHEREAS**, staff recommends sale of vacant lots, first to nonprofit community developers under a negotiated purchase agreement or, otherwise, sale on the public market with lots listed for sale by OHA’s residential real estate agent and sold at fair market value;

**WHEREAS**, this Board authorization is limited to actions related to market sale of lots not subject to purchase agreement or negotiations toward a purchase agreement, including units considered for but ultimately not included in negotiated purchase agreement;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes staff to pursue sale of its vacant lots as described above, namely sale on the public market of lots not subject to negotiations toward a purchase agreement, and further authorizes OHA’s CEO, Joanie Poore, to take such actions and authorize such documents as needed to effectuate the sales of vacant lots.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

\_\_\_\_\_  
Joanie Poore, Secretary

## OHA & HIO VACANT LOTS

OWNER	ADDRESS or LEGAL DESCRIPTION	HUD DOT	DISPOSITION PLANS
HIO	1628 Burdette St	NO	NEGOTAITONS WITH NONPROFIT
OHA	2219 Lothrop St	NO	NEGOTAITONS WITH NONPROFIT
OHA	2509 Corby St	NO	NEGOTAITONS WITH NONPROFIT
OHA	3824 N 55th St	NO	NEGOTAITONS WITH NONPROFIT
OHA	550 S 70th	HUD DOT	NEGOTAITONS WITH NONPROFIT
HIO	2234 N 18th St	NO	NEGOTAITONS WITH NONPROFIT
HIO	2230 N 18th St	NO	NEGOTAITONS WITH NONPROFIT
HIO	2226 N 18th St	NO	NEGOTAITONS WITH NONPROFIT
HIO	2222 N 18th St	NO	NEGOTAITONS WITH NONPROFIT
OHA	4425 N 22nd St	NO	MARKET SALE
HIO	2304 N 16th St	NO	MARKET SALE
OHA	1800 GRANT ST	NO	MARKET SALE
OHA	LANDS SEC-TWN-RGE 10-15-13 N 48.5 S 97 E 50 W 182.5 FT LOT 20 48.5 X 50	NO	MARKET SALE
HIO	LANDS SEC-TWN-RGE 10-15-13 S 48.5 E 50 W 182.5 FT LOT 20 48.5 X 60	NO	MARKET SALE
OHA	LANDS SEC-TWN-RGE 10-15-13 SUB LT 2 LT 20 48.5 X 122.5 FT	NO	MARKET SALE

## 5.2. ADDITIONAL ITEMS FOR CONSIDERATION

### 5.2.1. Resolution 2023-88 Move September 2023 Board Meeting

**RESOLUTION NO. 2023 – 88**  
**RESOLUTION TO CHANGE SEPTEMBER 2023 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 September 2023 meeting of the OHA Board of Commissioners is scheduled to occur on September 7, 2023; and

**WHEREAS**, by vote of a majority of the Commissioners it has been determined that such meeting shall be held on August 29, 2023, at 8:30 a.m.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby determines that the September 2023 meeting of the Board of Commissioners shall be held on August 29, 2023, at 8:30 a.m.

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David Levy, Chairperson  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 3, 2023.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

## 6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

### 6.1. Housing Choice Voucher Program

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: August 3, 2023  
Re: Monthly Utilization Report

## PERIOD ENDING JUNE 30, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
<b>Housing Choice Voucher Base:</b>	<b>5052</b>		<b>53</b>
<b>HA Owned</b>		<b>18</b>	
<b>Home Ownership</b>		<b>63</b>	
<b>Tenant Protection</b>		<b>181</b>	
<b>Regular HCV (All other vouchers)</b>		<b>3659</b>	
<b>Total Vouchers Leased</b>		<b><u>4322</u></b>	
<b>Housing Choice Voucher Utilization: 85%</b>			

	<u>Leased</u>	<u>Searching</u>
<b>Portable Vouchers</b>		
<b>Port Billing</b>	<b>71</b>	<b>59</b>
<b>Port In</b>		<b>13</b>

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
<b>Mainstream Vouchers</b>	<b>115</b>	<b>97</b>	<b>0</b>
<b>Mainstream Utilization: 84%</b>			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
<b>Project Based Vouchers</b>	<b>182</b>	<b>158</b>	<b>0</b>
<b>Project Based Vouchers (VASH)</b>		<b>29</b>	

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: August 3, 2023  
Re: Monthly Utilization Report

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## PERIOD ENDING JUNE 30, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
<b>Mod Rehab</b>	<b>91</b>	<b>88</b>	<b>3</b>
<b>Mod Rehab Utilization (using allocated): 97%</b>			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
<b>EMERGENGY VOUCHERS</b>	<b>142</b>	<b>110</b>	<b>5</b>	<b>0</b>
<b>EHV Utilization: 77%</b>				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
<b>VASH Vouchers</b>	<b>157</b>	<b>75</b>	<b>6</b>	<b>3</b>
<b>VASH Utilization: 67%</b>				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
<b>HOME TBRA</b>	<b>41</b>	<b>20</b>	<b>0</b>	<b>0</b>
<b>TBRA Utilization: 50%</b>				

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: August 3, 2023  
Re: Monthly Utilization Report

## HQS INSPECTION SUMMARY

PERIOD ENDING JUNE 30, 2023

<b>2023</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>
Section 8 Pass	204	248	182
Section 8 Fail	159	210	189
Section 8 Follow ups	167	265	223
Quality Control Pass	6	3	6
Quality Control Fail	3	5	2
Special, Complaint, Inconclusive	27	9	16
<b>Monthly Total S8 Inspections Conducted</b>	<b>566</b>	<b>740</b>	<b>618</b>

<b>2023 Public Housing</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>
PH Pass	0	0	0
PH Fail	0	0	0
<b>Monthly Total PH Inspections Conducted</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Memorandum

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To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: August 3, 2023  
Re: Monthly Utilization Report

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## HUD Delinquency Report

### PERIOD ENDING JUNE 30, 2023

June	2023	96.86%
May	2023	97.42%
April	2023	97.02%
March	2023	97.83%
February	2023	97.46%
January	2023	97.87%
December	2022	97.87%

\*HUD mandates for SEMAP the delinquency reporting rate on percent of families with reexaminations completed must be 95% by PHA fiscal year end. If this threshold is not met, OHA would receive zero points.

## 6.2. Asset Management (Public Housing)

# OHA Board Report Summary

## Asset Management – August 3, 2023 Board Meeting

### PHAS

OHA's MASS (Management Assessment Subsystem) score **increased** from 15.36 in May to 18.97 in June, which is within the standard performer range. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points).

### Occupancy

The overall occupancy rate for public housing **increased** from 96.7% in May to 98.2% in June. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. Occupancy rates for affordable housing remained the same at 93.8%. Market-rate housing also remained the same at 60.7%.

Park Villa is continuing to not lease due to renovations, which will be completed in July, at which time the property will transition to the public housing program. Pre-leasing for newly renovated units is already underway. Southside Terrace has stopped all leasing with the last new move-ins taking place in July.

### Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) **increased** from the previous month to 0.54. Past due rent in public housing increased by \$81k. Tenant revenue also increased by \$14k. Past due rent in market rate housing has remained the same and tenant revenue increased by \$1k.

### Net Operating Income

Financial performance for all properties is doing better than budgeted YTD. Revenue is ahead almost \$1mil to budget (when accounting for home sales). Cash expenses are \$325k less than budgeted. Primary cost savings were for administrative expenses. Utilities, general expenses, maintenance, and security were all over budget. In total, OHA's properties sustained a loss of \$1.4mil by the end of June.

## **Maintenance**

On-time work order completion rates for work orders **increased** to 66%, from 62%. The total number of outstanding work orders has increased from 1,269 to 1,927. The number of AMPs completing unit turns in under 30 days **increased** from 6 to 7. Decreasing the number of open work orders continues to be a focus, as well as improving make ready time. Scattered-site locations (zone 7 & 8) have set monthly targets to complete the backlog of workorders in order to ensure they are caught up by year end.

## **Capital Improvements**

All current grants are on track to meet obligation and expenditure deadlines. The next upcoming deadline is for the 2019 lead-based paint grant which has an obligation date of 8/30/23. OHA has completed all lead-based testing and currently has an IFB advertised for repair and abatement.

### **Completed Projects**

- Elevator Drive Replacement – 10 locations completed
- Roof replacement – Alamo

### **Procurement Completed – Work in Progress**

#### **Towers**

- Interior Lighting – initial designs completed, reviewing options to reduce cost.
- Security Fencing at Park South – anticipated completion in Aug
- Parking Lot Repairs at Crown – anticipated completion in Aug
- Fire Panel Replacement – Highland in progress, Underwood pending parts
- Security Enhancements (Access Control and Cameras) – 8/10 locations completed.
- A&E Design for Plumbing Stacks at Towers & Farnam – anticipated completion in Fall of 2023
- Mold Remediation at Crown Tower – Anticipated completion 12/2023
- Carpet Removal at Crown and Evans – anticipated completion in 2023/2024
- A&E for Landscaping at Towers & Multifamily

#### **Multi-Family/ Mixed Finance**

- Park Villa Renovations – anticipated completion in July
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – starting fall 2023

#### **Single Family**

- Scattered Site Single Family Home Inspections – starting in Aug

- Code Updates at Scattered Site (CO Detectors & GFI) - Starting in Fall of 2023

### **Planning Phase - Upcoming Procurement**

- Window Replacement at Spencer 57 Replacements – open solicitation
- Scatted Site Southeast Hail Damage Repairs – soliciting bids for the remaining 18 houses
- Kay Jay Exterior Painting – soliciting bids currently
- Fire Pumps at Benson, Evans and Underwood – soliciting bids currently
- Exterior Lighting for remaining towers & multi-family – IFB to be released in July
- Lead Based Paint Remediation at Scattered Sites – open solicitation
- Keystone concrete repairs & retaining walls – soliciting bids currently
- Landscaping & Fencing at Spencer 57 – soliciting bids currently
- Keystone Exterior Painting – completing scope

## OHA Property Management Report June 30, 2023

### PUBLIC HOUSING

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Actual - Non-Cash	MASS Points (of 25)
Multifam/ Towers	Florence Tower	106	5	2	98.1%	↑	\$ 11,819	\$ 18,446	0.63	0.64	↑	\$ 53,353	\$ 56,318	\$ (2,188)	\$ 2,965	21
	Benson Tower	143	0	1	99.3%	↓	\$ 33,321	\$ 28,204	0.94	1.18	↑	\$ (159,349)	\$ (154,241)	\$ (5,108)	\$ (86,745)	21
	Chambers Court	32	3	1	96.9%	↑	\$ 48,496	\$ 39,879	1.11	1.22	↑	\$ (132,224)	\$ (160,218)	\$ 27,994	\$ (51,834)	NA
	Farnam	20	0	0	100.0%	-	\$ 14,051	\$ 13,908	1.06	1.01	↓	\$ (38,596)	\$ (20,726)	\$ (17,870)	\$ (13,802)	NA
	Jackson Tower	207	4	0	100.0%	↑	\$ 41,511	\$ 44,515	0.83	0.93	↑	\$ (350,598)	\$ (248,842)	\$ (101,756)	\$ (258,979)	21
	Park South Tower	221	2	1	99.5%	↑	\$ 40,060	\$ 54,904	0.56	0.73	↑	\$ (5,747,706)	\$ (112,319)	\$ (5,635,387)	\$ (195,472)	20
	Highland Tower	106	1	0	100.0%	↑	\$ 10,308	\$ 21,813	0.22	0.47	↑	\$ (64,590)	\$ (165,711)	\$ 101,121	\$ (9,341)	21
	Pine Tower	143	5	4	97.2%	↑	\$ 19,696	\$ 33,399	0.47	0.59	↑	\$ (120,190)	\$ (104,301)	\$ (15,889)	\$ (60,388)	17
	Bayview	12	0	0	100.0%	-	\$ 3,114	\$ 6,331	0.30	0.49	↑	\$ 3,501	\$ (5,614)	\$ 9,115	\$ 35,970	NA
Elderly	Evans Tower	110	7	2	98.2%	↑	\$ 28,023	\$ 31,331	0.79	0.89	↑	\$ 29,358	\$ 30,917	\$ (1,559)	\$ 34,582	21
	Crown Tower	149	14	6	95.0%	↑	\$ 22,519	\$ 33,493	0.49	0.67	↑	\$ (303,792)	\$ (258,972)	\$ (44,820)	\$ (101,603)	13
	Underwood Tower	104	1	0	100.0%	↑	\$ 2,358	\$ 30,753	0.05	0.08	↑	\$ 44,296	\$ 43,063	\$ 1,233	\$ 51,439	21
	Kay Jay Tower	117	2	2	98.3%	-	\$ 14,898	\$ 30,578	0.20	0.49	↑	\$ (59,814)	\$ (121,012)	\$ 61,198	\$ (8,961)	20
	Southside	356	23	17	95.1%	↑	\$ 11,753	\$ 81,880	0.24	0.14	↓	\$ 39,909	\$ (29,468)	\$ 69,377	\$ 131,243	25
Single Family Homes/ Duplexes	Scat-Site North East	226	8	6	97.3%	↑	\$ 3,839	\$ 69,737	0.03	0.06	↑	\$ (125,174)	\$ 1,515,478	\$ (1,640,652)	\$ (58,413)	16
	N. Omaha Afford Homes	24	1	0	100.0%	↑	\$ 20,085	\$ 15,665	1.28	1.28	-	\$ (98,925)	\$ (91,492)	\$ (7,433)	\$ (12,258)	NA
	Crown I	16	0	0	100.0%	-	\$ 10,873	\$ 6,023	2.06	1.81	↓	\$ (22,959)	\$ 3,469	\$ (26,428)	\$ (20,153)	NA
	Crown II	12	1	0	100.0%	↑	\$ 1,230	\$ 1,928	0.42	0.64	↑	\$ (32,810)	\$ (16,870)	\$ 15,940	\$ (10,830)	NA
	Scat-Site South East	135	3	2	100.0%	↑	\$ 12,847	\$ 55,936	0.01	0.23	↑	\$ (85,717)	\$ (82,415)	\$ (3,302)	\$ 15,008	20
	Scat-Site North West	115	1	0	100.0%	↑	\$ 8,902	\$ 51,512	0.14	0.17	↑	\$ (22,226)	\$ (38,469)	\$ 16,243	\$ 21,713	20
	Keystone Crown Creek	37	1	0	100.0%	↑	\$ 4,158	\$ 8,148	0.02	0.51	↑	\$ (98,438)	\$ (108,605)	\$ 10,167	\$ 8,706	NA
	Scat-Site South West	75	0	0	100.0%	-	\$ 14,143	\$ 16,231	0.61	0.87	↑	\$ (39,811)	\$ (32,454)	\$ (7,357)	\$ 6,897	20
<b>Total</b>		<b>2466</b>	<b>82</b>	<b>44</b>	<b>98.2%</b>	<b>↑</b>	<b>\$ 378,004</b>	<b>\$ 694,614</b>	<b>0.44</b>	<b>0.54</b>	<b>↑</b>	<b>\$ (7,332,502)</b>	<b>\$ (102,484)</b>	<b>\$ (7,197,361)</b>	<b>\$ (580,256)</b>	<b>18.97</b>







## OHA Maintenance Report 6/30/2023

Zone	Property	Physical		Work Orders Completion						Make Ready	
		PASS Points (out of 40)	2022 REAC Score	Total Complete	% Complete On-Time	Prev Mo Open	# Open	# Open Trend	% Open / Units	Av Make Ready Days	# Not Ready 60+ Days
1	Evans	28.8	72	51	100%	1	3	↑	3%	18	0
1	Florence	33.2	83	36	97%	10	3	↓	3%	51	2
1	Underwood	32.8	82	38	92%	0	10	↑	10%	39	0
2	Benson	34	85	67	96%	6	8	↑	6%	34	0
2	Crown	35.2	88	75	88%	16	10	↓	7%	40	1
3	Farnam	22.4	56	48	100%	0	8	↑	40%	0	0
3	Jackson	23.2	58	314	99%	7	25	↑	12%	16	0
4	ParkSouth	31.2	78	67	100%	9	11	↑	5%	64	1
4	Pine	34.4	86	48	75%	1	5	↑	3%	89	4
5	KayJay	28.8	72	121	98%	2	4	↑	3%	98	2
5	Highland	28.8	72	48	96%	9	9	-	8%	0	1
6	Southside	21.2	53	352	59%	169	411	↑	115%	n/a	11
7	SCSE	27.2	68	318	27%	257	235	↓	172%	23	2
7	SCNW	28	70	230	25%	180	181	↑	157%	39	0
7	SCSW	17.2	43	147	16%	133	123	↓	164%	20	0
7	Keystone	24.8	62	98	35%	70	87	↑	235%	54	0
7	ParkVilla	NA	NA	2	100%	1	1	-	4%	n/a	0
8	SCNE	25.6	64	650	15%	101	585	↑	260%	67	4
8	Chambers	10.4	26	39	62%	15	49	↑	153%	21	1
8	NOAH	25.6	64	15	53%	9	10	↑	42%	n/a	1
8	Crown1	16	40	10	10%	5	11	↑	69%	n/a	0
8	Crown2	25.2	63	10	20%	9	11	↑	92%	n/a	0
8	Bayview	27.6	69	11	55%	2	4	↑	33%	n/a	0
8	Villas	NA	NA	15	43%	8	15	↑	47%	27	2
	Paint	NA	NA	44	52%	21	41	↑	NA	NA	NA
	PestControl	NA	NA	1228	97%	228	69	↓	NA	NA	NA
<b>OHA PASS Score</b>		<b>27.1</b>	<b>TOTAL / AVE</b>		<b>66%</b>	<b>1269</b>	<b>1929</b>	<b>↓</b>	<b>75%</b>	<b>39</b>	<b>32</b>

6.3. Housing in Omaha, Inc.

6.4. Compliance

# Memorandum

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To: The Board of Commissioners  
From: Susan Gilroy, Director of Compliance  
Date: August 3, 2023  
Re: Compliance Department Update

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## Intake Department

During the month of June, 407 families applied for public housing. The number of new applicants decreased by 40 from May. Approved applications during June were 82 which was 11 less than in May. The breakdown for approved applications is 69 one-bedroom, 3 two-bedroom, 8 three-bedroom and 2 five-bedroom applications were approved to fill vacant units. In addition, there were 2 applications approved for the Villas and Chambers Court straight tax credit.

There was a total of 131 applicants removed from the waiting list this month. With 18 refusing the housing offered, 92 applicants removed for no response, 10 failed background check, 4 were applicant requests, 4 were duplicates, and 3 were not eligible to apply. There were 128 less applicants withdrawn during June than in May. Intake is no longer processing 5, 6 and 7 bedroom applications along with families for Southside vacancies. Intake staff were able to provide applications that contributed to the high occupancy rate for June.

The Purge of the Public Housing waiting list was accomplished the last week of July and we will be able to update the waiting list once the applicants finish responding the first week in August. We will be able to make a decision then about what bedroom size wait lists will remain open for new applicants once we see the number of applicants remaining on the wait lists.

## Recertifications

HUD's monthly Re-examination Delinquency Report for June increased from 93.89% to 95.03% as staff completes the outstanding recertifications. The number of outstanding files decreased by 27 overall, which included some of the oldest late files.

Staff continue to focus on interim recertifications. Our goal is to complete interim reviews within 60 days of families reporting a change. Changes reported in March should be completed by June 1 in order to meet this goal. Our report shows that 31% of the reported changes were not completed on time during the 1<sup>st</sup> quarter of 2023.

There were 2 staff placed on Performance Improvement Plans and 1 staff on an Action Plan. Staff meets weekly with their supervisor to go over the status of their late files and with a focus plan for the next week.

One Housing Compliance Specialist resigned in June. The position opening was filled with an employee moving from Section 8 to Compliance. She will be available for our department after the Section 8 wait list closes in August.

### Process Improvements

Nicole completed the assistance with Finance and Property Management in clearing up multiple years of TARs cleanup so correct data is reflected in our monthly reporting.

Creating the start of the On-Line Briefing Video took up a lot of her time during June.

The set up for Aspire continues through the weekly calls and system set up. Meetings were held in July with Supervisors with an introduction to Aspire. We are scheduled to go live with employees hired within the last 90 days and as new employees start in August. Supervisors will be monitoring their progress through Aspire University as they complete their assigned courses. The learning plans for Section 8 and Compliance recertification and intake process along with Finance plans continue to be reviewed and updated.

During June, Nicole worked on the Yardi on their scheduled system upgrade. Conducted four in person training sessions both in groups and with individuals. There were 133 requests from staff throughout the agency for Yardi assistance during June with 29 cases forwarded on for Yardi support assistance.

There was set up for HCV Lottery completed. Website updates were made with new income limits and wait list information for both Section 8 and Public Housing.

# Memorandum



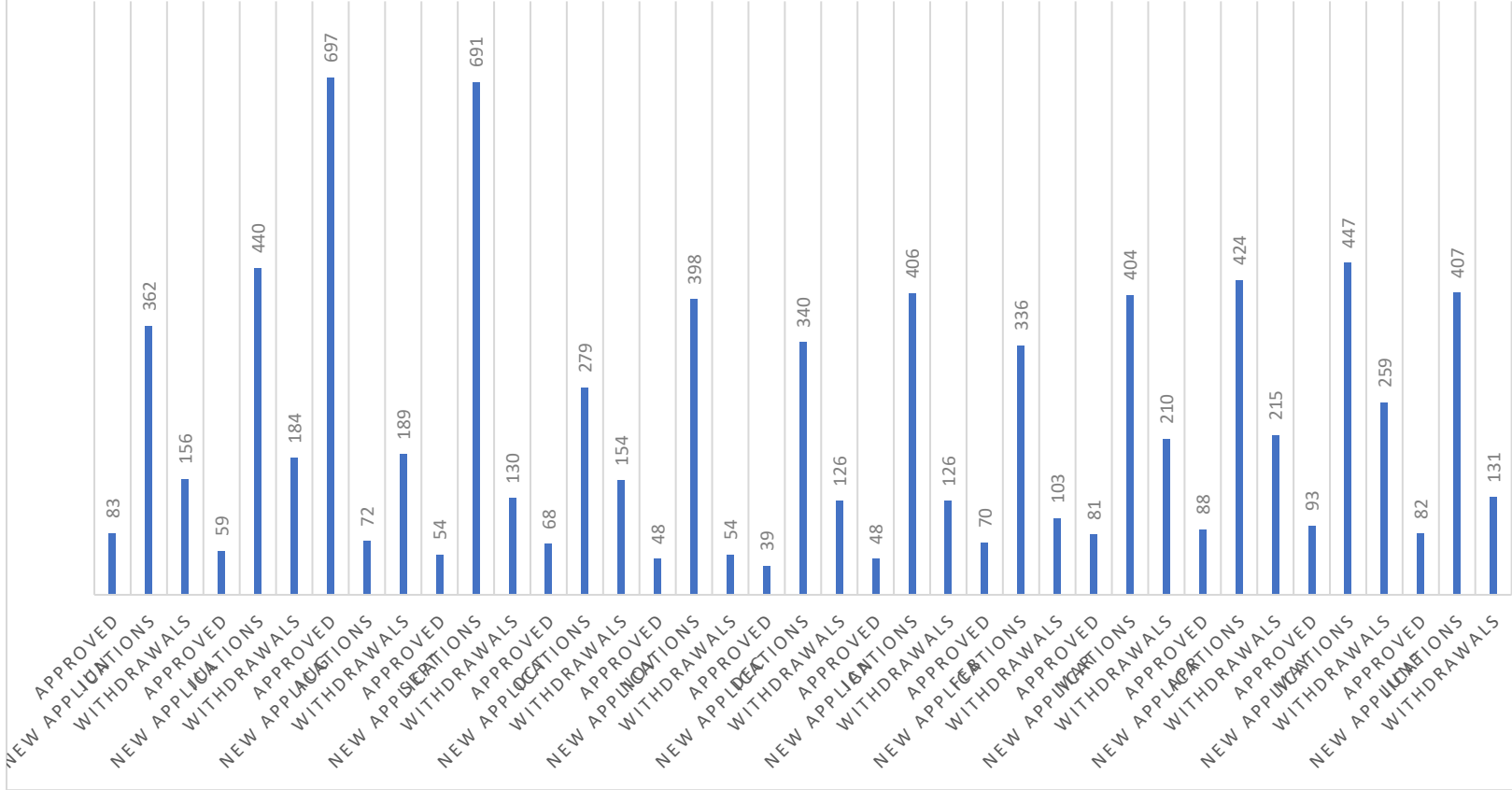
To: The Board of Commissioners  
 From: Susan Gilroy, Director of Compliance  
 Date: August 3, 2023  
 Re: Intake Approved Applications June 2023

**Intake Department  
 Month of June 2023**

New Public Housing Applications	<b>407</b>
New Villas Housing Applications	<b>0</b>
New Farnam Straight Tax Credit Housing Applications	<b>0</b>
New Chambers Straight Tax Credit Housing Applications	<b>1</b>
Approved Public Housing Applications	<b>82</b>
Approved Applications for Villas	<b>1</b>
Approved Applications for Chambers Straight Tax Credit	<b>0</b>
Approved Applications for Farnam Apts Straight Tax Credit	<b>0</b>

<b>Public Housing Applications Approved by Bedroom Size</b>	One	Two	Three	Four	Five	Six	Seven
		<b>69</b>	<b>3</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Villas Applications Approved</b>	<b>Two</b>	<b>Three</b>					
<b>North Villas</b>	<b>0</b>	<b>0</b>					
<b>Arbor Villa</b>	<b>1</b>	<b>0</b>					
<b>Chambers Court Straight Tax Credit Applications Approved</b>	<b>One</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>			
	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>			
<b>Farnam Apartments Straight Tax Credit Applications Approved</b>	<b>Two</b>	<b>Three</b>					
	<b>0</b>	<b>0</b>					
<b>Applications Withdrawn from PH Wait List</b>	<b>131</b>						
<b>No Response</b>	<b>92</b>						
<b>Unit Offer Refusal</b>	<b>18</b>						
<b>Applicant Request</b>	<b>4</b>						
<b>Owe monies to OHA</b>	<b>0</b>						
<b>Not eligible to Apply</b>	<b>3</b>						
<b>Over Income Limits</b>	<b>0</b>						
<b>Failed Background Check</b>	<b>10</b>						
<b>Duplicate application</b>	<b>4</b>						

# PUBLIC HOUSING WAITING LIST DATE JUNE 2023



# Memorandum

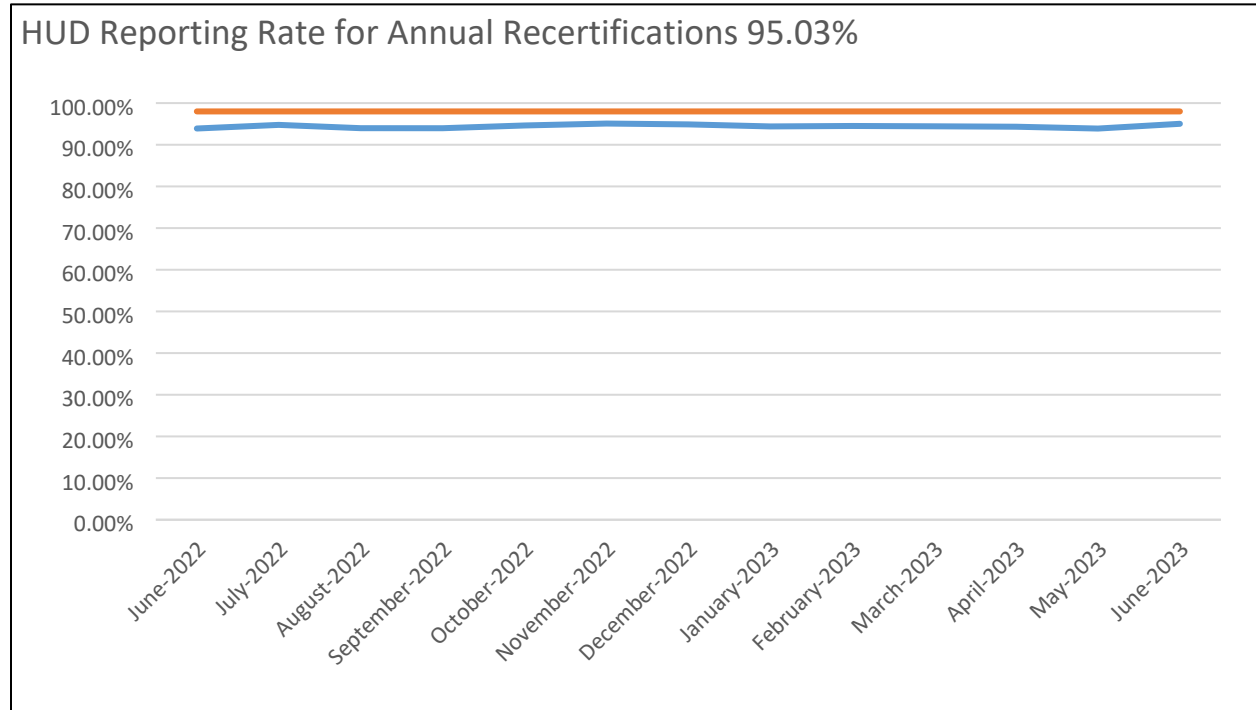


To: The Board of Commissioners

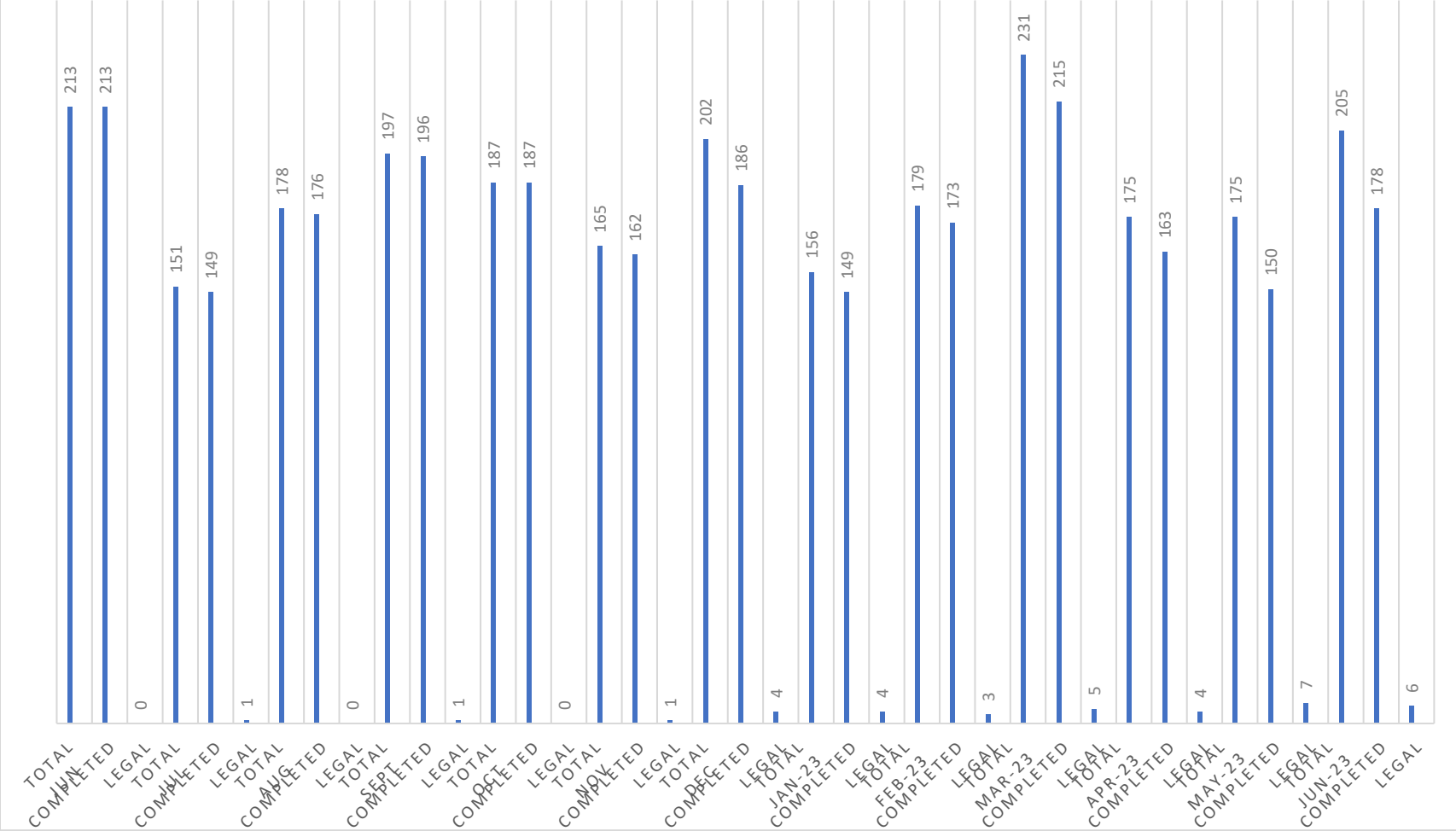
From: Susan Gilroy, Director of Compliance

Date: August 3, 2023

Re: HUD Reporting Rate 95.03% - June 30, 2023



# ANNUAL RECERTIFICATION STATUS 95.03%



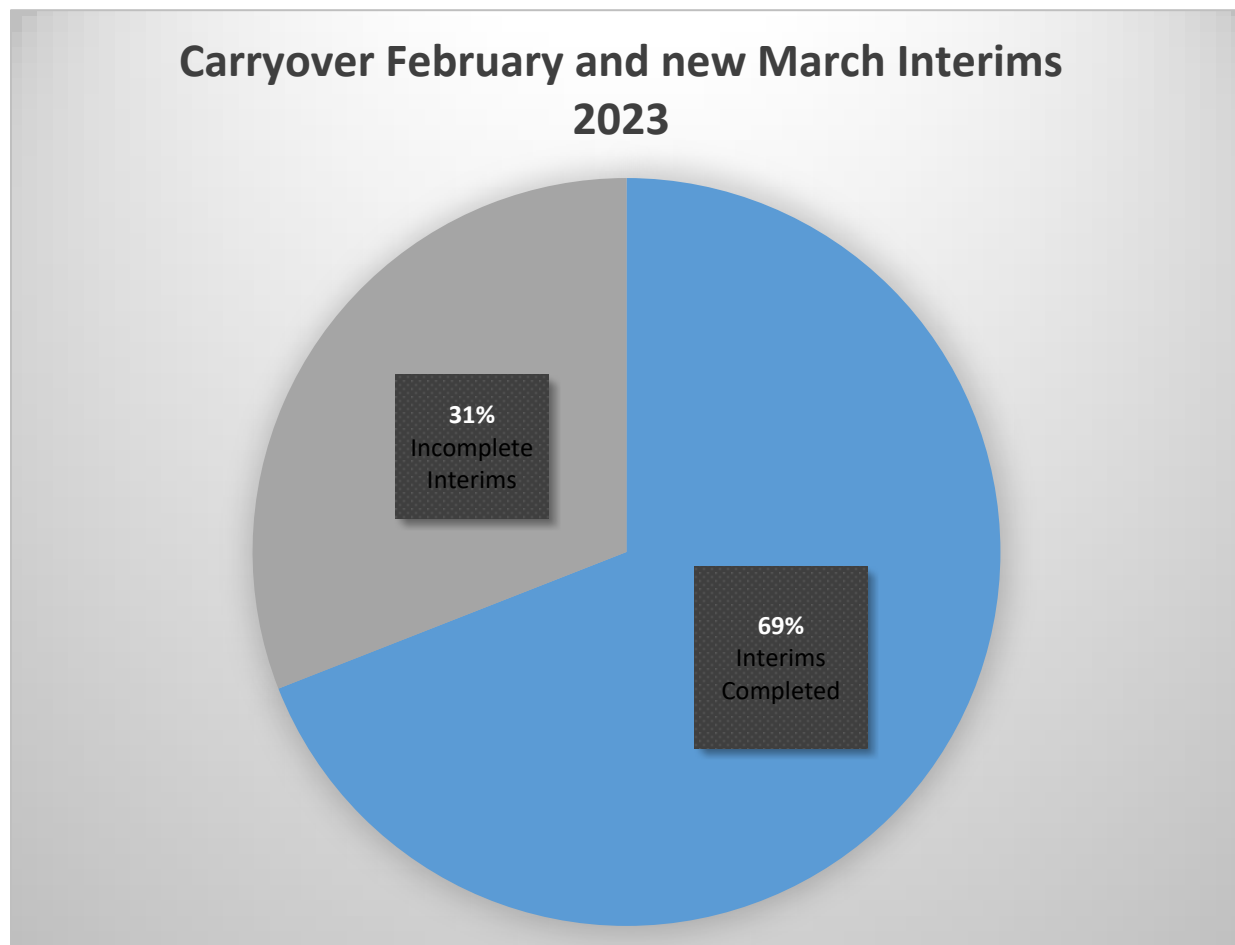
# Memorandum



To: The Board of Commissioners  
From: Susan Gilroy, Director of Compliance  
Date: August 3, 2023  
Re: Interims – June 2023

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25 residents reported changes in March 2023. There were 17 files carried over from changes reported through the end of February. 29 total files were completed and 13 are still in process for completion. Files not completed by June 1<sup>st</sup> are considered late.



## 6.5. Financials

# Memorandum



To: Board of Commissioners  
From: Gary Hatfield, CFO  
Date: July 18, 2023  
Re: Finance Report

## AGENCY BALANCE SHEET

### June 2023:

**Cash** position had a net decrease of **(\$356,315)**.

- Public Housing (PH): had a net change of a decrease of **(\$149,188)**.
- HIO: had a net change decrease of **(\$21,881)**.
- Section 8 operating: had a net change decrease of **(\$342,772)**.
- Central Office: had a net change increase of **\$506,691**.

### **Balance Sheet Variance Summary:**

**Accounts Receivable** had a net change increase of **\$311,525**.

- Operating A/R had a net change decrease of **(\$148,120)**
- A/R Inter-property had a net change increase of **\$365,350**.
- Tenant Receivables had a net change increase of **\$102,452**.
- A/R Promissory Notes had a net change decrease of **(\$8,257)**.

**Prepaid Assets** had a net change increase of **\$1,598,973**.

**Fixed Assets** in December had a net decrease of **(\$46,139)**.

- Building Improvements – Totaled **\$145,210**.
  - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$284,744**.

**Total Liabilities** had a net change increase of **\$2,460,530**.

**Current Liabilities** had a net change decrease of **(\$2,197,857)**

- Accounts Payable had a net change increase of **\$72,031**.
- **Unearned Revenue had an increase of \$2,197,857 due to unearned administration fees.**
- A/P General Partner had no change.
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change increase of **\$118,817**.
- Mortgage Payable and Other Current Liabilities decreased by **(\$1,313)**.
- Inter-fund Payable had a net change increase of **\$59,019**.

# Memorandum



To: Board of Commissioners  
From: Gary Hatfield, CFO  
Date: July 18, 2023  
Re: Finance Report

## AGENCY BUDGET COMPARISON

**Revenue** was unfavorable to budget MTD by **(1,274,357)**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **\$89,228** received vs **\$180,692** Budgeted.
- We received Capital Funding **\$182,877** in Hard and **\$491,351** in soft costs.
- The Budget for Hard Costs had **\$1,030,950** in Administration Fee's included. We have elected to amortize these monthly through the end of 2023. The balance is in unearned revenue.
- Received \$30,000 for Bond Issuance fees for Central Park Towers -Burt Apartments

**Total Expenses** were favorable to budget MTD by **\$376,960**

**Admin Expenses:** MTD budget variance was favorable to budget by **\$177,177**.

**Resident Service Expenses:** MTD budget variance was unfavorable **(\$21,982)**.

**Utility Expenses:** MTD budget variance was favorable **\$32,428**.

**Maintenance Expenses:** MTD budget variance were favorable to budget by **\$308,640**.

**Protective Services Expenses:** MTD budget variance was unfavorable to budget by **(\$62,049)**

**General Expenses:** MTD budget variance was favorable **\$9,751**.

### June 2023:

**Adjusted Net Operating Income/ (Loss)** MTD was **(535,682)** with an unfavorable budget variance of **(\$841,385)** This is adding and subtracting back non-cash transactions which includes depreciation expense of **\$284,774**. **The large budget variance is due to the election to amortize the administrative fees over the balance of the year.**

### **Public Housing:**

- The MTD adjusted net operating income/ (loss) **(\$570,961)** budget variance was unfavorable **(\$1,007,134)**.
- **HIO:**
  - The MTD adjusted net operating income/ (loss) **(\$2,306)** budget variance was favorable by **\$11,247**.
- **Central Office**
  - Adjusted Net Operating Income/ (Loss) MTD was **\$514,097** budget variance was favorable by **\$658,893**.
- **Section 8 HAP:**
  - Adjusted Net Operating Income/ (Loss) MTD was **(\$407,876)** budget variance was unfavorable by **(\$407,407)**.
- **Section 8 Admin:**
  - Adjusted Net Operating Income/ (Loss) MTD was **(\$65,989)**. budget variance was **(\$17,765)**

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
<b>ASSETS</b>					
CASH AND CASH EQUIVALENTS	12,147,093.78	12,503,408.32	-356,314.54	12,372,198.79	-225,105.01
OTHER ACCOUNTS RECEIVABLE	715,466.36	863,485.96	-148,019.60	889,923.46	-174,457.10
A/R INTER-PROPERTY	1,218,375.62	853,025.98	365,349.64	637,585.31	580,790.31
A/R - TENANT	462,447.78	359,996.09	102,451.69	315,174.47	147,273.31
A/R PROMISSORY NOTES	3,082,829.00	3,091,086.00	-8,257.00	3,121,694.23	-38,865.23
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID ASSETS	2,222,995.14	638,250.72	1,584,744.42	257,597.33	1,965,397.81
INTER-FUND DUE FROM	1,491,369.42	1,432,350.78	59,018.64	2,396,813.31	-905,443.89
<b>TOTAL CURRENT ASSETS</b>	<b>21,488,773.45</b>	<b>19,889,800.20</b>	<b>1,598,973.25</b>	<b>20,139,183.25</b>	<b>1,349,590.20</b>
FIXED ASSETS	31,809,543.60	31,855,682.95	-46,139.35	32,303,306.47	-493,762.87
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY	888,265.01	900,765.01	-12,500.00	925,765.01	-37,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,695,008.35</b>	<b>38,753,647.70</b>	<b>-58,639.35</b>	<b>39,226,271.22</b>	<b>-531,262.87</b>
<b>TOTAL ASSETS</b>	<b>60,183,781.80</b>	<b>58,643,447.90</b>	<b>1,540,333.90</b>	<b>59,365,454.47</b>	<b>818,327.33</b>
<b>LIABILITIES AND EQUITY</b>					
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	359,601.67	287,570.90	72,030.77	663,986.80	-304,385.13
A/P OTHER	2,495,154.97	297,297.47	2,197,857.50	-231,035.53	2,726,190.50
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	626,090.84	532,031.20	94,059.64	589,105.33	36,985.51
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	14,237.35	12,151.63	2,085.72	193,827.09	-179,589.74
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
TENANT SECURITY DEPOSIT	734,326.56	716,795.56	17,531.00	689,025.56	45,301.00
UNEARNED REVENUE	333,689.01	328,548.40	5,140.61	305,304.64	28,384.37
CURRENT PORTION OF DEBT	1,709,357.78	1,710,670.95	-1,313.17	1,715,668.89	-6,311.11
OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00	454,135.96	-28,964.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO	1,703,957.52	1,644,938.88	59,018.64	2,600,147.79	-896,190.27
<b>TOTAL CURRENT LIABILITIES</b>	<b>11,757,960.07</b>	<b>9,311,549.36</b>	<b>2,446,410.71</b>	<b>10,361,386.94</b>	<b>1,396,573.13</b>
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	-25,000.00	-12,500.00	-12,500.00	12,500.00	-37,500.00
FSS ESCROW	661,147.63	634,527.63	26,620.00	567,965.63	93,182.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,643,128.51</b>	<b>17,629,008.51</b>	<b>14,120.00</b>	<b>17,587,446.51</b>	<b>55,682.00</b>
<b>TOTAL LIABILITIES</b>	<b>29,401,088.58</b>	<b>26,940,557.87</b>	<b>2,460,530.71</b>	<b>27,948,833.45</b>	<b>1,452,255.13</b>
<b>EQUITY</b>					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	10,815,198.30	11,635,654.32	-820,456.02	11,349,385.31	-534,187.01
UNRESTRICTED NET POSITION	-4,294,383.03	-4,194,642.24	-99,740.79	-4,194,642.24	-99,740.79
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
<b>TOTAL EQUITY</b>	<b>30,782,693.22</b>	<b>31,702,890.03</b>	<b>-920,196.81</b>	<b>31,416,621.02</b>	<b>-633,927.80</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>60,183,781.80</b>	<b>58,643,447.90</b>	<b>1,540,333.90</b>	<b>59,365,454.47</b>	<b>818,327.33</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>ASSETS</b>			
CASH - OPERATING	5,461,945.38	5,319,998.98	141,946.40
CASH - PAYROLL	96,149.20	402,478.06	-306,328.86
CASH - OTHER	47,106.78	47,106.78	0.00
FSA CASH	35,940.91	35,940.91	0.00
PETTY CASH	500.00	500.00	0.00
CASH - VENDOR PAYMENTS	124,829.97	279,288.41	-154,458.44
GRANT ACCOUNT	286.00	286.00	0.00
CASH - RESTRICTED	4,186,970.64	4,189,498.28	-2,527.64
CASH - RESTRICTED MODERNIZATION AND DEV	37,882.09	37,882.09	0.00
REPLACEMENT RESERVE	68,160.66	68,160.66	0.00
CASH - FSS ESCROW	573,249.63	604,208.63	-30,959.00
OPERATING RESERVE	262,742.79	262,742.79	0.00
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00
CASH - SECURITY DEPOSIT	590,666.27	594,653.27	-3,987.00
HOMEOWNERSHIP FUNDS	362,061.21	362,061.21	0.00
<b>CASH AND CASH EQUIVALENTS</b>	<b>12,147,093.78</b>	<b>12,503,408.32</b>	<b>-356,314.54</b>
A/R HUD	1,197,629.10	1,166,767.68	30,861.42
A/R PHA PROJECTS	4,400.00	4,400.00	0.00
A/R OTHER GOVERNMENTS	136,178.81	308,246.72	-172,067.91
A/R OTHER	1,800.00	1,800.00	0.00
A/R NON DWELLING RENT	28,720.45	35,533.56	-6,813.11
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262.00	-653,262.00	0.00
<b>OTHER ACCOUNTS RECEIVABLE</b>	<b>715,466.36</b>	<b>863,485.96</b>	<b>-148,019.60</b>
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00
INTER-PROPERTY {9EC}	93,574.91	85,829.45	7,745.46
INTER-PROPERTY {9KCC}	52,725.47	49,214.26	3,511.21
INTER-PROPERTY {9NOAH}	31,484.81	29,184.74	2,300.07
INTER-PROPERTY {9FAR}	62,095.51	56,820.74	5,274.77
INTER-PROPERTY {9BV}	15,781.35	14,620.90	1,160.45
INTER-PROPERTY {9CR1}	27,052.37	25,518.29	1,534.08
INTER-PROPERTY {9CR2}	15,763.46	14,613.43	1,150.03
INTER-PROPERTY {VILLAS}	20,898.31	18,696.50	2,201.81
INTER-PROPERTY {HCV}	1,381,530.00	1,110,240.00	271,290.00
INTER-PROPERTY {HCV ADM}	-837,842.20	-837,842.20	0.00
INTER-PROPERTY {PUB HSG}	305,311.63	236,129.87	69,181.76
<b>A/R INTER-PROPERTY</b>	<b>1,218,375.62</b>	<b>853,025.98</b>	<b>365,349.64</b>
ACCOUNTS RECEIVABLE TENANTS	516,047.07	414,542.38	101,504.69

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
ALLOWANCE FOR A/R TENANTS	-53,865.29	-54,879.29	1,014.00
A/R - TPA	266.00	333.00	-67.00
<b>A/R - TENANT</b>	<b>462,447.78</b>	<b>359,996.09</b>	<b>102,451.69</b>
P-NOTES OUTSTANDING	581,575.33	589,832.33	-8,257.00
ALLOWANCE FOR P-NOTES	-124,238.24	-124,238.24	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00
<b>A/R PROMISSORY NOTES</b>	<b>3,082,829.00</b>	<b>3,091,086.00</b>	<b>-8,257.00</b>
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
<b>ACCRUED INTEREST RECEIVABLE</b>	<b>148,196.35</b>	<b>148,196.35</b>	<b>0.00</b>
PREPAID INSURANCE	54,429.83	99,693.81	-45,263.98
PREPAID SOFTWARE EXP	331,163.22	351,880.52	-20,717.30
PREPAID MED FSA SEC 125	-14,283.87	-8,066.94	-6,216.93
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00
PREPAID OTHER	1,827,020.57	170,077.94	1,656,942.63
<b>PREPAID ASSETS</b>	<b>2,222,995.14</b>	<b>638,250.72</b>	<b>1,584,744.42</b>
INTER-FUND DUE FROM {COCC}	382,534.34	382,534.34	0.00
INTER-FUND DUE FROM {HIOOPER}	-201,682.88	-201,682.88	0.00
INTER-FUND DUE FROM {9EC}	132,720.75	130,564.28	2,156.47
INTER-FUND DUE FROM {9KCC}	50,966.32	45,740.94	5,225.38
INTER-FUND DUE FROM {9NOAH}	46,836.73	42,588.67	4,248.06
INTER-FUND DUE FROM {9SEC}	20,155.68	2,536.71	17,618.97
INTER-FUND DUE FROM {9FAR}	13,946.10	10,520.24	3,425.86
INTER-FUND DUE FROM {9BV}	6,631.75	5,913.12	718.63
INTER-FUND DUE FROM {9CR1}	9,430.57	9,115.57	315.00
INTER-FUND DUE FROM {9CR2}	9,646.15	8,586.04	1,060.11
INTER-FUND DUE FROM {VILLAS}	2,914.51	2,457.42	457.09
INTER-FUND DUE FROM {HCV}	150,759.20	150,759.20	0.00
INTER-FUND DUE FROM {HCV ADM}	-706.48	-706.48	0.00
INTER-FUND DUE FROM {HCV MV}	-20,797.25	-20,797.25	0.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	239,932.87	0.00
INTER-FUND DUE FROM {MOD REHAB}	7,084.00	7,084.00	0.00
INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	121,704.78	87,600.53	34,104.25
INTER-FUND DUE FROM {ROSS GRANT}	-40,740.39	-3,898.34	-36,842.05
INTER-FUND DUE FROM {FSS GRANT}	-73,581.87	-76,931.19	3,349.32
INTER-FUND DUE FROM {CNI GRANT}	558,147.99	542,635.74	15,512.25
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
INTER-FUND DUE FROM {CFP GRANT}	7,669.30	0.00	7,669.30
<b>INTER-FUND DUE FROM</b>	<b>1,491,369.42</b>	<b>1,432,350.78</b>	<b>59,018.64</b>
<b>TOTAL CURRENT ASSETS</b>	<b>21,488,773.45</b>	<b>19,889,800.20</b>	<b>1,598,973.25</b>
LAND	8,299,143.07	8,299,143.07	0.00
BUILDINGS	158,131,147.35	158,131,147.35	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00
BUILDING IMPROVEMENTS	41,243,610.24	41,098,400.32	145,209.92
CONTRACT WORK IN PROCESS	840,580.62	675,101.78	165,478.84
WIP - INS PROCEEDS/REPAIRS	480,722.49	473,369.50	7,352.99
DWELLING EQUIPMENT	2,674,876.66	2,647,663.66	27,213.00
SITE IMPROVEMENTS	4,674,056.57	4,780,676.57	-106,620.00
OFFICE EQUIPMENT	238,588.21	238,588.21	0.00
MAINTENANCE EQUIPMENT	283,276.16	283,276.16	0.00
COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00
COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00
AUTOMOTIVE EQUIPMENT	2,388,023.54	2,388,023.54	0.00
SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00
ACCUM DEPR - BUILDINGS	-149,901,552.12	-149,840,598.40	-60,953.72
ACCUM DEPR - COMMERCIAL	-369,370.57	-372,006.22	2,635.65
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-75,601.22	-75,334.01	-267.21
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-31,082,069.67	-30,946,910.34	-135,159.33
ACCUM DEPR - DWELLING EQUIPMENT	-1,580,482.74	-1,556,369.58	-24,113.16
ACCUM DEPR - SITE IMPROVE	-3,015,710.67	-2,994,174.08	-21,536.59
ACCUM DEPR - OFFICE EQUIPMENT	-224,734.78	-224,040.48	-694.30
ACCUM DEPR - MAINTENANCE EQUIPMENT	-279,337.76	-278,950.30	-387.46
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-521,655.94	-521,298.38	-357.56
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,932,418.50	-1,898,245.81	-34,172.69
ACCUM DEPR - SECURITY EQUIPMENT	-364,113.88	-354,346.15	-9,767.73
<b>FIXED ASSETS</b>	<b>31,809,543.60</b>	<b>31,855,682.95</b>	<b>-46,139.35</b>
N/R STREHLOW	1,347,673.32	1,347,673.32	0.00
<b>NOTES RECEIVABLE</b>	<b>1,347,673.32</b>	<b>1,347,673.32</b>	<b>0.00</b>
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	214,719.15	214,719.15	0.00
<b>LT INTER-FUND DUE FROM</b>	<b>2,390,434.51</b>	<b>2,390,434.51</b>	<b>0.00</b>
A/R P-NOTES - LONG TERM	-332,815.00	-332,815.00	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00
<b>TAX CREDIT FEES</b>	<b>71,654.90</b>	<b>71,654.90</b>	<b>0.00</b>
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
<b>PREPAID LEASE COSTS</b>	<b>4,640,570.00</b>	<b>4,640,570.00</b>	<b>0.00</b>
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
<b>ACCUMULATED AMORTIZATION</b>	<b>-4,416,382.66</b>	<b>-4,416,382.66</b>	<b>0.00</b>
LT INTER-PROPERTY {COCC}	-25,000.00	-12,500.00	-12,500.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	227,253.54	227,253.54	0.00
<b>LT INTER-PROPERTY</b>	<b>888,265.01</b>	<b>900,765.01</b>	<b>-12,500.00</b>
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
<b>INVESTMENT IN JOINT VENTURES</b>	<b>2,296,064.67</b>	<b>2,296,064.67</b>	<b>0.00</b>
<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,695,008.35</b>	<b>38,753,647.70</b>	<b>-58,639.35</b>
<b>TOTAL ASSETS</b>	<b>60,183,781.80</b>	<b>58,643,447.90</b>	<b>1,540,333.90</b>
<b>LIABILITIES AND EQUITY</b>			
<b>LIABILITIES</b>			
<b>ACCOUNTS PAYABLE</b>			
ACCOUNTS PAYABLE	359,601.67	287,570.90	72,030.77
<b>ACCOUNTS PAYABLE</b>	<b>359,601.67</b>	<b>287,570.90</b>	<b>72,030.77</b>
UNEARNED INCOME	2,508,240.34	310,382.84	2,197,857.50
A/P OTHER	-13,085.37	-13,085.37	0.00
<b>A/P OTHER</b>	<b>2,495,154.97</b>	<b>297,297.47</b>	<b>2,197,857.50</b>
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
<b>A/P GENERAL PARTNER</b>	<b>2,625,491.90</b>	<b>2,625,491.90</b>	<b>0.00</b>
ACCRUED MGMT & BKKPING FEE	63,420.96	63,420.96	0.00
ACCRUED FRONT-LINE FEES	562,669.88	468,610.24	94,059.64
<b>ACCRUED FEES</b>	<b>626,090.84</b>	<b>532,031.20</b>	<b>94,059.64</b>
<b>ACCR WAGES &amp; WITHHOLDINGS</b>			

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
COURT ORDERED WITHHOLDING	4.73	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00
OTHER WITHHOLDING	1,482.74	1,482.74	0.00
EE INS DEDUCTIONS	12,765.12	10,679.40	2,085.72
<b>ACCR WAGES &amp; WITHHOLDINGS</b>	<b>14,237.35</b>	<b>12,151.63</b>	<b>2,085.72</b>
COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00
<b>COMP ABSENCES - CURRENT</b>	<b>202,034.51</b>	<b>202,034.51</b>	<b>0.00</b>
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00
<b>A/P PHA PROJECTS</b>	<b>-24,848.00</b>	<b>-24,848.00</b>	<b>0.00</b>
TENANT SECURITY DEPOSIT	689,077.55	671,546.55	17,531.00
PET DEPOSIT	7,294.00	7,294.00	0.00
DEPOSIT REFUND ACCOUNT	37,955.01	37,955.01	0.00
<b>TENANT SECURITY DEPOSIT</b>	<b>734,326.56</b>	<b>716,795.56</b>	<b>17,531.00</b>
DEFERRED REVENUE	503,694.00	503,694.00	0.00
TENANT PREPAID RENT	325,740.39	320,599.78	5,140.61
NO UNIT HOLDING ACCT	7,948.62	7,948.62	0.00
<b>UNEARNED REVENUE</b>	<b>333,689.01</b>	<b>328,548.40</b>	<b>5,140.61</b>
MORTGAGE PAYABLE - CURRENT	1,709.42	3,022.59	-1,313.17
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00
ACCRUED INTEREST HIO	138,863.00	138,863.00	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00
<b>CURRENT PORTION OF DEBT</b>	<b>1,709,357.78</b>	<b>1,710,670.95</b>	<b>-1,313.17</b>
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00
CONTRACT RETAINAGE	51,085.96	51,085.96	0.00
<b>OTHER CURRENT LIABILITIES</b>	<b>425,171.96</b>	<b>425,171.96</b>	<b>0.00</b>
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00
<b>INTER-PROGRAM PAYABLES</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>0.00</b>
INTER-FUND DUE TO {COCC}	1,444,373.05	1,406,971.46	37,401.59
INTER-FUND DUE TO {HIOOPER}	820.33	820.33	0.00
INTER-FUND DUE TO {9EC}	23,925.08	23,925.08	0.00
INTER-FUND DUE TO {9KCC}	19,876.95	19,876.95	0.00
INTER-FUND DUE TO {9NOAH}	4,674.79	4,674.79	0.00
INTER-FUND DUE TO {9SEC}	172,354.19	150,737.14	21,617.05
INTER-FUND DUE TO {9FAR}	11,651.26	11,651.26	0.00
INTER-FUND DUE TO {9BV}	10,213.51	10,213.51	0.00
INTER-FUND DUE TO {9CR1}	4,389.71	4,389.71	0.00
INTER-FUND DUE TO {9CR2}	2,996.87	2,996.87	0.00
INTER-FUND DUE TO {VILLAS}	-174,194.79	-174,194.79	0.00
INTER-FUND DUE TO {HCV ADM}	177,376.62	177,376.62	0.00
INTER-FUND DUE TO {PUB HSG}	5,499.95	5,499.95	0.00
<b>INTER-FUND DUE TO</b>	<b>1,703,957.52</b>	<b>1,644,938.88</b>	<b>59,018.64</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	Balance	Beginning	Net
	Current Period	Balance	Change
<b>TOTAL CURRENT LIABILITIES</b>	<b>11,757,960.07</b>	<b>9,311,549.36</b>	<b>2,446,410.71</b>
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00
<b>LONG TERM DEBT</b>	<b>13,311,097.61</b>	<b>13,311,097.61</b>	<b>0.00</b>
NONCURRENT LIABILITIES - OTHER	-25,000.00	-12,500.00	-12,500.00
<b>LT LIABILITIES - OTHER</b>	<b>-25,000.00</b>	<b>-12,500.00</b>	<b>-12,500.00</b>
FSS ESCROW	661,147.63	634,527.63	26,620.00
<b>FSS ESCROW</b>	<b>661,147.63</b>	<b>634,527.63</b>	<b>26,620.00</b>
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00
<b>TOTAL LT ACRUED FEES</b>	<b>913,264.12</b>	<b>913,264.12</b>	<b>0.00</b>
COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
<b>COMP ABSENCES-LONG TERM</b>	<b>392,184.64</b>	<b>392,184.64</b>	<b>0.00</b>
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00
<b>LT INTER-FUND DUE TO</b>	<b>2,390,434.51</b>	<b>2,390,434.51</b>	<b>0.00</b>
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,643,128.51</b>	<b>17,629,008.51</b>	<b>14,120.00</b>
<b>TOTAL LIABILITIES</b>	<b>29,401,088.58</b>	<b>26,940,557.87</b>	<b>2,460,530.71</b>
<b>EQUITY</b>			
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00
<b>NET INVEST IN CAPITAL ASSETS</b>	<b>27,758,697.26</b>	<b>27,758,697.26</b>	<b>0.00</b>
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00
RETAINED EARNINGS	10,815,198.30	11,635,654.32	-820,456.02

New Agency Structure after FMR (7agency2)

**Balance Sheet (With Period Change)**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_bs

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>RETAINED EARNINGS</b>	<b>10,815,198.30</b>	<b>11,635,654.32</b>	<b>-820,456.02</b>
CONTRA EQUITY	6,806,279.54	6,706,538.75	99,740.79
UNRESTRICTED NET ASSETS	2,511,896.51	2,511,896.51	0.00
<b>UNRESTRICTED NET POSITION</b>	<b>-4,294,383.03</b>	<b>-4,194,642.24</b>	<b>-99,740.79</b>
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
<b>RE - EQUITY TRANSFERS</b>	<b>1,499,600.00</b>	<b>1,499,600.00</b>	<b>0.00</b>
<b>TOTAL EQUITY</b>	<b>30,782,693.22</b>	<b>31,702,890.03</b>	<b>-920,196.81</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>60,183,781.80</b>	<b>58,643,447.90</b>	<b>1,540,333.90</b>
<b>TOTAL OF ALL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison (with PTD)**

Period = June 2023

Book = Accrual ; Tree = ysi\_is

	MTD Actual	MTD Budget	Variance	PTD last Year Actual	Variance	YTD Actual	YTD Budget	Variance
<b>REVENUES</b>	<b>5,977,733.08</b>	<b>7,252,090.10</b>	<b>-1,274,357.02</b>	<b>7,652,355.99</b>	<b>-1,674,622.91</b>	<b>37,812,057.22</b>	<b>36,823,211.90</b>	<b>988,845.32</b>
<b>EXPENSES</b>	<b>6,843,618.10</b>	<b>7,220,577.68</b>	<b>376,959.58</b>	<b>5,904,939.36</b>	<b>-938,678.74</b>	<b>38,625,963.23</b>	<b>41,194,424.62</b>	<b>2,568,461.39</b>
<b>TRANSFERS</b>	<b>-46,005.00</b>	<b>57,149.01</b>	<b>103,154.01</b>	<b>-62,745.50</b>	<b>-16,740.50</b>	<b>-276,362.00</b>	<b>-733,781.99</b>	<b>-457,419.99</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>576.00</b>	<b>0.00</b>	<b>-576.00</b>	<b>0.00</b>	<b>-576.00</b>	<b>-3,357.00</b>	<b>0.00</b>	<b>3,357.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-820,456.02</b>	<b>-25,636.59</b>	<b>-794,819.43</b>	<b>1,810,162.13</b>	<b>-2,630,618.15</b>	<b>-534,187.01</b>	<b>-3,637,430.73</b>	<b>3,999,951.05</b>
<b>PLUS NON-CASH EXPENSE (HIO LOANS)</b>								
<b>PLUS NON-CASH EXPENSE (DEPRECIATION)</b>	<b>284,774.10</b>	<b>238,208.76</b>	<b>-46,565.34</b>	<b>264,114.29</b>	<b>-20,659.81</b>	<b>1,569,765.00</b>	<b>1,429,252.56</b>	<b>-140,512.44</b>
<b>PLUS NON-CASH EXPENSE (Prior Period Adj)</b>		<b>0.00</b>		<b>96.00</b>		<b>0.00</b>		<b>0.00</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>-535,681.92</b>	<b>212,572.17</b>	<b>-841,384.77</b>	<b>2,074,372.42</b>	<b>-2,610,054.34</b>	<b>1,035,577.99</b>	<b>-2,208,178.17</b>	<b>3,859,438.61</b>

Property = 7pubhsg 7cap

**Budget Comparison**

Period = June 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
<b>REVENUES</b>	<b>2,046,127.37</b>	<b>2,856,023.80</b>	<b>2,970,912.32</b>	<b>10,932,545.76</b>	<b>10,446,814.10</b>	<b>485,731.66</b>
<b>EXPENSES</b>	<b>2,087,784.56</b>	<b>2,395,619.88</b>	<b>1,625,993.76</b>	<b>11,509,462.41</b>	<b>13,772,397.76</b>	<b>2,262,935.35</b>
<b>TRANSFERS</b>	<b>717,320.50</b>	<b>186,338.57</b>	<b>711,706.45</b>	<b>717,320.50</b>	<b>-397,095.13</b>	<b>-1,114,415.63</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>576.00</b>	<b>0.00</b>	<b>-576.00</b>	<b>-2,388.00</b>	<b>0.00</b>	<b>2,388.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(759,553.69)</b>	<b>274,065.35</b>	<b>633,788.11</b>	<b>(1,291,849.15)</b>	<b>(2,928,488.53)</b>	<b>1,636,639.38</b>
LESS NON-CASH REVENUE (HIO LOANS)	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	<b>188,592.58</b>	<b>162,107.94</b>	<b>-26,484.64</b>	<b>1,063,525.66</b>	<b>972,647.64</b>	<b>-90,878.02</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)		-	-	-	-	-
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(570,961.11)</b>	<b>436,173.29</b>	<b>(1,007,134.40)</b>	<b>(228,323.49)</b>	<b>(1,955,840.89)</b>	<b>1,545,761.36</b>

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = June 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>131,094.13</b>	<b>108,281.82</b>	<b>22,812.31</b>	<b>773,186.87</b>	<b>649,690.92</b>	<b>123,495.95</b>
<b>EXPENSES</b>	<b>248,663.05</b>	<b>219,371.82</b>	<b>-29,291.23</b>	<b>1,409,621.87</b>	<b>1,253,122.91</b>	<b>-156,498.96</b>
<b>TRANSFERS</b>	<b>-46,005.00</b>	<b>-40,289.23</b>	<b>5,715.77</b>	<b>-276,362.00</b>	<b>-241,735.38</b>	<b>34,626.62</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>		<b>0.00</b>	<b>0.00</b>	<b>-969.00</b>	<b>0.00</b>	<b>969.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-71,563.92</b>	<b>-70,800.77</b>	<b>-763.15</b>	<b>-359,104.00</b>	<b>-361,696.61</b>	<b>2,592.61</b>
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	-	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	<b>69,257.46</b>	<b>57,247.15</b>	<b>-12,010.31</b>	<b>382,063.60</b>	<b>343,482.90</b>	<b>-38,580.70</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(2,306.46)</b>	<b>(13,553.62)</b>	<b>11,247.16</b>	<b>22,959.60</b>	<b>(18,213.71)</b>	<b>(35,988.09)</b>

## Section 8 Operating (7fin8op)

**Budget Comparison**

Period = June 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>2,929,049.00</b>	<b>3,326,160.13</b>	<b>397,111.13</b>	<b>20,999,946.00</b>	<b>19,956,960.78</b>	<b>1,042,985.22</b>
<b>EXPENSES</b>	<b>3,336,925.16</b>	<b>3,326,629.04</b>	<b>-10,296.12</b>	<b>19,937,119.36</b>	<b>19,954,181.79</b>	<b>17,062.43</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-407,876.16</b>	<b>-468.91</b>	<b>-407,407.25</b>	<b>1,062,826.64</b>	<b>2,778.99</b>	<b>1,060,047.65</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(407,876.16)</b>	<b>(468.91)</b>	<b>(407,407.25)</b>	<b>1,062,826.64</b>	<b>2,778.99</b>	<b>1,060,047.65</b>

## Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = June 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>311,577.18</b>	<b>358,204.34</b>	<b>-46,627.16</b>	<b>1,954,739.80</b>	<b>2,149,226.04</b>	<b>-194,486.24</b>
<b>EXPENSES</b>	<b>378,859.02</b>	<b>408,262.09</b>	<b>29,403.07</b>	<b>1,838,729.75</b>	<b>2,051,902.87</b>	<b>213,173.12</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-67,281.84</b>	<b>-50,057.75</b>	<b>-17,224.09</b>	<b>116,010.05</b>	<b>97,323.17</b>	<b>18,686.88</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	<b>1,292.52</b>	<b>1,292.52</b>	<b>0.00</b>	<b>7,755.12</b>	<b>7,755.12</b>	<b>0.00</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(65,989.32)</b>	<b>(48,765.23)</b>	<b>(17,224.09)</b>	<b>123,765.17</b>	<b>105,078.29</b>	<b>18,686.88</b>

Property = 7fdscent

## Budget Comparison

Period = June 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>559,882.40</b>	<b>603,420.01</b>	<b>-43,537.61</b>	<b>3,027,962.05</b>	<b>3,620,520.06</b>	<b>-592,558.01</b>
<b>EXPENSES</b>	<b>788,675.81</b>	<b>870,694.85</b>	<b>82,019.04</b>	<b>3,823,423.48</b>	<b>4,162,819.29</b>	<b>282,682.31</b>
<b>TRANSFERS</b>	<b>-717,320.50</b>	<b>-88,900.33</b>	<b>0.00</b>	<b>717,320.50</b>	<b>94,951.48</b>	<b>-3,630.69</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>488,527.09</b>	<b>-178,374.51</b>	<b>666,901.60</b>	<b>-78,140.93</b>	<b>-447,347.75</b>	<b>369,206.82</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	<b>25,570.14</b>	<b>17,561.15</b>	<b>-8,008.99</b>	<b>116,053.66</b>	<b>105,366.90</b>	<b>-10,686.76</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>514,097.23</b>	<b>(160,813.36)</b>	<b>658,892.61</b>	<b>37,912.73</b>	<b>(341,980.85)</b>	<b>358,520.06</b>

Property = 7pubhsg 7cap

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>REVENUES</b>						
<b>TENANT REVENUES</b>						
TOTAL TENANT REVENUES	602,732.00	553,535.14	564,572.05	3,661,227.34	3,321,210.84	3,279,519.87
<b>HUD GRANTS AND SUBSIDY</b>						
TOTAL HUD GRANTS AND SUBSIDY	1,354,239.62	1,944,650.09	2,338,358.14	6,732,260.04	4,978,571.84	7,488,198.84
TOTAL OTHER GOV'T GRANTS DONATIONS	60,825.41	58,132.81	39,864.44	161,776.50	348,796.86	215,534.75
<b>INVESTMENT INCOME</b>						
TOTAL INTEREST INCOME - MAIN	0.00	416.67	385.55	2,637.26	2,500.02	1,774.92
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	97,724.44	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	54.17	22.59	2,324.58	325.02	73.05
<b>OTHER INCOME</b>						
TOTAL OTHER INCOME	28,330.34	299,234.92	27,709.55	274,595.60	1,795,409.52	582,059.34
<b>TOTAL REVENUES</b>	<b>2,046,127.37</b>	<b>2,856,023.80</b>	<b>2,970,912.32</b>	<b>10,932,545.76</b>	<b>10,446,814.10</b>	<b>11,567,160.77</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
ADMINISTRATIVE EXPENSES	313,979.31	366,414.53	294,323.67	1,579,938.87	2,010,343.88	1,894,155.99
RESIDENT SERVICE EXPENSES	222,820.36	183,496.79	166,725.31	1,009,240.07	1,100,980.74	951,803.12
UTILITY EXPENSES	190,488.23	221,233.03	200,737.33	1,683,234.47	1,327,398.18	1,550,107.71
MAINTENANCE EXPENSES	943,477.08	1,263,784.65	750,032.01	4,787,611.72	7,169,529.68	4,309,031.07
PROTECT SERVICE EXPENSES	123,627.60	89,351.31	51,775.73	574,815.57	536,107.86	589,469.73
GENERAL EXPENSES	85,673.40	97,409.63	-41,090.32	674,606.58	584,457.78	617,913.69
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
<b>TOTAL OPERATING EXPENSES</b>	<b>1,880,065.98</b>	<b>2,221,689.94</b>	<b>1,422,503.73</b>	<b>10,309,447.28</b>	<b>12,728,818.12</b>	<b>9,914,981.31</b>

Property = 7pubhsg 7cap

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>NON-OPERATING EXPENSES</b>						
<b>HAP EXPENSES</b>	<b>19,126.00</b>	<b>11,822.00</b>	<b>33,218.85</b>	<b>136,489.47</b>	<b>70,932.00</b>	<b>122,081.63</b>
<b>DEPR &amp; AMORT EXPENSE</b>	<b>188,592.58</b>	<b>162,107.94</b>	<b>170,271.18</b>	<b>1,063,525.66</b>	<b>972,647.64</b>	<b>1,092,326.08</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>207,718.58</b>	<b>173,929.94</b>	<b>203,490.03</b>	<b>1,200,015.13</b>	<b>1,043,579.64</b>	<b>1,214,407.71</b>
<b>TOTAL EXPENSES</b>	<b>2,087,784.56</b>	<b>2,395,619.88</b>	<b>1,625,993.76</b>	<b>11,509,462.41</b>	<b>13,772,397.76</b>	<b>11,129,389.02</b>
<b>TOTAL TRANSFERS</b>	<b>717,320.50</b>	<b>186,338.57</b>	<b>711,706.45</b>	<b>717,320.50</b>	<b>-397,095.13</b>	<b>711,706.45</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>576.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-2,388.00</b>	<b>0.00</b>	<b>95.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-759,553.69</b>	<b>274,065.35</b>	<b>633,212.11</b>	<b>-1,291,849.15</b>	<b>-2,928,488.53</b>	<b>-274,029.70</b>

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>REVENUES</b>						
<b>TENANT REVENUES</b>						
TOTAL TENANT REVENUES	119,254.67	94,087.41	104,214.76	699,986.74	564,524.46	577,235.64
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	520.00	1,010.00	0.00	585.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	5,000.12
INT INCOME - RESTRICT FUNDS	0.00	104.17	117.04	393.21	625.02	492.44
<b>OTHER INCOME</b>						
TOTAL OTHER INCOME	11,839.46	14,090.24	623,830.18	71,796.92	84,541.44	911,521.72
<b>TOTAL REVENUES</b>	<b>131,094.13</b>	<b>108,281.82</b>	<b>728,681.98</b>	<b>773,186.87</b>	<b>649,690.92</b>	<b>1,494,834.92</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
ADMINISTRATIVE EXPENSES	15,181.32	28,902.29	34,321.77	184,279.37	160,805.22	231,171.02
RESIDENT SERVICE EXPENSES	18,212.65	11,688.51	20,044.08	79,165.36	70,131.06	88,022.97
UTILITY EXPENSES	10,098.34	11,147.72	14,430.99	68,143.75	66,886.32	103,790.52
MAINTENANCE EXPENSES	102,894.55	83,026.46	93,506.06	490,579.63	447,659.27	502,783.58
PROTECT SERVICE EXPENSES	6,753.74	3,276.08	3,501.49	35,926.02	19,656.48	23,614.98
GENERAL EXPENSES	20,460.99	20,193.11	16,734.72	139,577.14	121,158.66	240,817.38
OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	250.00
<b>TOTAL OPERATING EXPENSES</b>	<b>173,601.59</b>	<b>158,234.17</b>	<b>182,539.11</b>	<b>997,671.27</b>	<b>886,297.01</b>	<b>1,190,450.45</b>
<b>NON-OPERATING EXPENSES</b>						
HAP EXPENSES	5,804.00	3,890.50	3,584.00	29,887.00	23,343.00	26,413.00
DEPR & AMORT EXPENSE	69,257.46	57,247.15	65,583.47	382,063.60	343,482.90	373,625.03
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>75,061.46</b>	<b>61,137.65</b>	<b>69,167.47</b>	<b>411,950.60</b>	<b>366,825.90</b>	<b>400,038.03</b>

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	<b>PTD</b>	<b>PTD</b>	<b>PTD</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>
	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>
<b>TOTAL EXPENSES</b>	<b>248,663.05</b>	<b>219,371.82</b>	<b>251,706.58</b>	<b>1,409,621.87</b>	<b>1,253,122.91</b>	<b>1,590,488.48</b>
<b>TOTAL TRANSFERS</b>	<b>-46,005.00</b>	<b>-40,289.23</b>	<b>-62,997.16</b>	<b>-276,362.00</b>	<b>-241,735.38</b>	<b>-241,989.66</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-969.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-71,563.92</b>	<b>-70,800.77</b>	<b>539,972.56</b>	<b>-359,104.00</b>	<b>-361,696.61</b>	<b>146,336.10</b>

Section 8 Operating (7fin8op)

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
<b>REVENUES</b>							
<b>TENANT REVENUES</b>							
TOTAL TENANT REVENUES	75.00	250.00	651.00	1,488.00	1,500.00	-12.00	2,516.65
<b>HUD GRANTS AND SUBSIDY</b>							
TOTAL HUD GRANTS AND SUBSIDY	2,926,045.00	3,318,076.80	3,107,079.50	20,898,975.00	19,908,460.80	990,514.20	18,587,079.14
TOTAL OTHER GOV'T GRANTS DONATIONS	2,629.00	0.00	0.00	89,175.00	0.00	89,175.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>OTHER INCOME</b>							
TOTAL OTHER INCOME	300.00	7,833.33	0.00	10,308.00	46,999.98	-36,691.98	47,613.26
<b>TOTAL REVENUES</b>	<b>2,929,049.00</b>	<b>3,326,160.13</b>	<b>3,107,730.50</b>	<b>20,999,946.00</b>	<b>19,956,960.78</b>	<b>1,042,985.22</b>	<b>18,637,209.05</b>
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
ADMINISTRATIVE EXPENSES	4,700.16	7,352.11	3,140.90	23,681.88	38,520.21	14,838.33	19,823.41
RESIDENT SERVICE EXPENSES	1,811.00	0.00	5,764.00	16,933.80	0.00	-16,933.80	19,669.40
UTILITY EXPENSES	0.00	0.00	0.00	-21.52	0.00	21.52	0.00
MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	46.87
GENERAL EXPENSES	0.00	84.99	0.00	-228.00	509.94	737.94	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>6,511.16</b>	<b>7,437.10</b>	<b>8,904.90</b>	<b>40,366.16</b>	<b>39,030.15</b>	<b>-1,336.01</b>	<b>39,539.68</b>
<b>NON-OPERATING EXPENSES</b>							
HAP EXPENSES	3,330,414.00	3,319,191.94	3,174,797.00	19,896,753.20	19,915,151.64	18,398.44	18,653,126.73
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>3,330,414.00</b>	<b>3,319,191.94</b>	<b>3,174,797.00</b>	<b>19,896,753.20</b>	<b>19,915,151.64</b>	<b>18,398.44</b>	<b>18,653,126.73</b>

Section 8 Operating (7fin8op)

### Budget Comparison

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
<b>TOTAL EXPENSES</b>	<b>3,336,925.16</b>	<b>3,326,629.04</b>	<b>3,183,701.90</b>	<b>19,937,119.36</b>	<b>19,954,181.79</b>	<b>17,062.43</b>	<b>18,692,666.41</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-407,876.16</b>	<b>-468.91</b>	<b>-75,971.40</b>	<b>1,062,826.64</b>	<b>2,778.99</b>	<b>1,060,047.65</b>	<b>-55,457.36</b>

OHA Foundation (4found)

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	<b>PTD</b>	<b>PTD</b>	<b>PTD</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>
	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>
<b>REVENUES</b>						
<b>OTHER INCOME</b>						
<b>TOTAL OTHER INCOME</b>	<b>3.00</b>	<b>0.00</b>	<b>2.00</b>	<b>25,013.00</b>	<b>0.00</b>	<b>25,017.08</b>
<b>TOTAL REVENUES</b>	<b>3.00</b>	<b>0.00</b>	<b>2.00</b>	<b>25,013.00</b>	<b>0.00</b>	<b>25,017.08</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>ADMINISTRATIVE EXPENSES</b>	<b>22.82</b>	<b>0.00</b>	<b>87.65</b>	<b>60,917.06</b>	<b>0.00</b>	<b>561.67</b>
<b>RESIDENT SERVICE EXPENSES</b>	<b>2,563.00</b>	<b>0.00</b>	<b>10,500.00</b>	<b>21,597.62</b>	<b>0.00</b>	<b>17,119.00</b>
<b>MAINTENANCE EXPENSES</b>	<b>55.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,916.05</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,640.82</b>	<b>0.00</b>	<b>10,587.65</b>	<b>85,430.73</b>	<b>0.00</b>	<b>17,680.67</b>
<b>NON-OPERATING EXPENSES</b>						
<b>DEPR &amp; AMORT EXPENSE</b>	<b>61.24</b>	<b>0.00</b>	<b>61.16</b>	<b>366.96</b>	<b>0.00</b>	<b>366.96</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>61.24</b>	<b>0.00</b>	<b>61.16</b>	<b>366.96</b>	<b>0.00</b>	<b>366.96</b>
<b>TOTAL EXPENSES</b>	<b>2,702.06</b>	<b>0.00</b>	<b>10,648.81</b>	<b>85,797.69</b>	<b>0.00</b>	<b>18,047.63</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>-2,699.06</b>	<b>0.00</b>	<b>-10,646.81</b>	<b>-60,784.69</b>	<b>0.00</b>	<b>6,969.45</b>

C/O - after FMR 2016 (7fdscent)

**Budget Comparison**

Period = Jun 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
<b>REVENUES</b>						
<b>TENANT REVENUES</b>						
TOTAL TENANT REVENUES	13,319.00	17,974.17	21,706.00	76,194.27	107,845.02	102,683.32
<b>HUD GRANTS AND SUBSIDY</b>						
TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	14,050.86	0.00
<b>TOTAL FEE REVENUE</b>						
TOTAL FEE REVENUE	516,147.69	495,693.76	473,335.70	2,642,177.68	2,974,162.56	2,880,321.03
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	86,297.06	-1,106.84	255,196.95	517,782.36	122,824.53
<b>INVESTMENT INCOME</b>						
TOTAL INTEREST INCOME - MAIN	0.00	0.00	5.02	34.95	0.00	24.45
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	3,724.25	0.00	0.00
<b>OTHER INCOME</b>						
TOTAL OTHER INCOME	30,415.71	1,113.21	182.11	50,633.95	6,679.26	7,884.11
<b>TOTAL REVENUES</b>	<b>559,882.40</b>	<b>603,420.01</b>	<b>494,121.99</b>	<b>3,027,962.05</b>	<b>3,620,520.06</b>	<b>3,113,737.44</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
ADMINISTRATIVE EXPENSES	655,730.47	733,079.90	434,182.64	3,071,432.01	3,400,706.61	2,688,651.60
RESIDENT SERVICE EXPENSES	12,609.59	40,772.14	11,835.08	124,072.65	221,479.22	118,926.05
UTILITY EXPENSES	4,990.28	5,623.84	5,241.22	29,643.51	33,743.04	39,101.26
MAINTENANCE EXPENSES	20,907.62	28,116.09	15,646.01	161,909.53	128,273.14	64,932.40
PROTECT SERVICE EXPENSES	46,895.89	22,501.13	29,360.50	215,106.00	135,006.78	132,170.96
GENERAL EXPENSES	21,971.82	23,040.60	23,551.80	105,206.12	138,243.60	135,117.95
<b>TOTAL OPERATING EXPENSES</b>	<b>763,105.67</b>	<b>853,133.70</b>	<b>519,817.25</b>	<b>3,707,369.82</b>	<b>4,057,452.39</b>	<b>3,178,900.22</b>

C/O - after FMR 2016 (7fdscent)

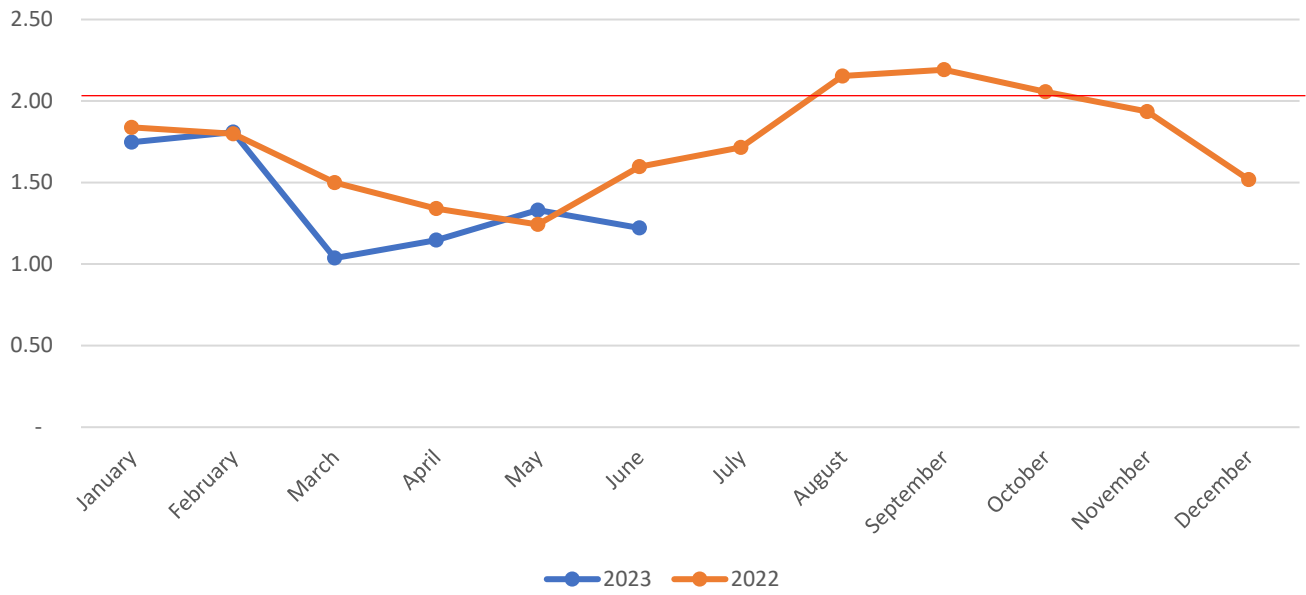
**Budget Comparison**

Period = Jun 2023

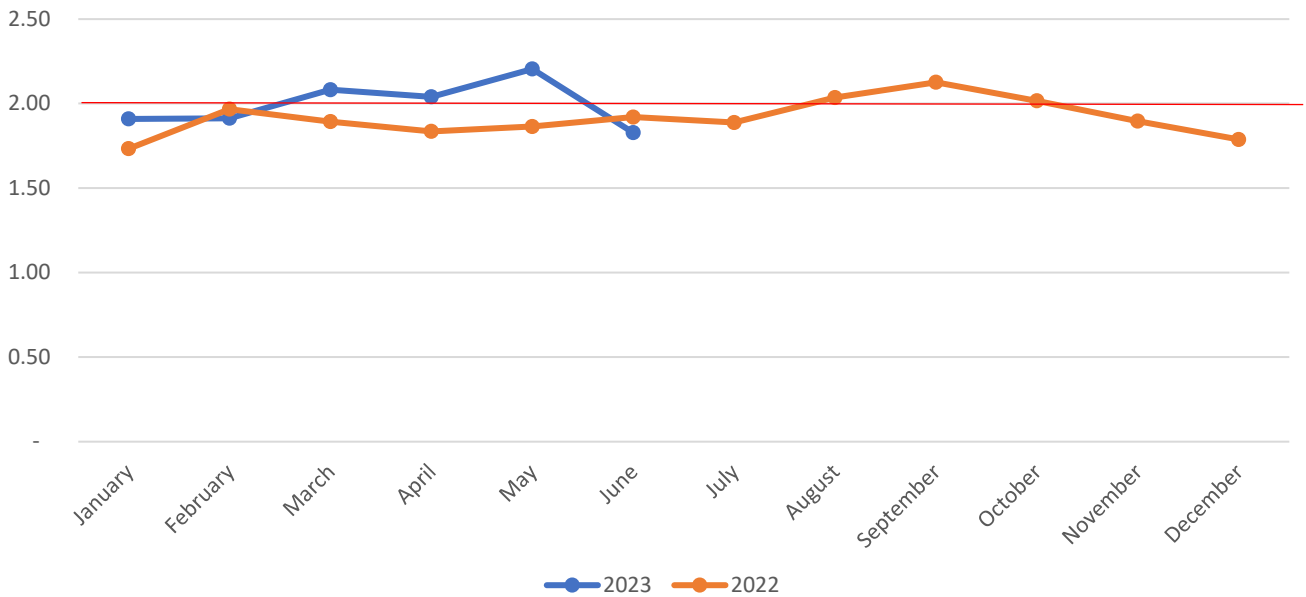
Book = Accrual ; Tree = ysi\_is

	<b>PTD</b>	<b>PTD</b>	<b>PTD</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>
	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>	<b>Actual</b>	<b>Budget</b>	<b>Last Year</b>
<b>NON-OPERATING EXPENSES</b>						
<b>DEPR &amp; AMORT EXPENSE</b>	<b>25,570.14</b>	<b>17,561.15</b>	<b>18,042.18</b>	<b>116,053.66</b>	<b>105,366.90</b>	<b>108,798.85</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>25,570.14</b>	<b>17,561.15</b>	<b>18,042.18</b>	<b>116,053.66</b>	<b>105,366.90</b>	<b>108,798.85</b>
<b>TOTAL EXPENSES</b>	<b>788,675.81</b>	<b>870,694.85</b>	<b>537,859.43</b>	<b>3,823,423.48</b>	<b>4,162,819.29</b>	<b>3,287,699.07</b>
<b>TOTAL TRANSFERS</b>	<b>-717,320.50</b>	<b>-88,900.33</b>	<b>-711,454.79</b>	<b>-717,320.50</b>	<b>-94,951.48</b>	<b>-711,460.32</b>
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>73.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>488,527.09</b>	<b>-178,374.51</b>	<b>667,717.35</b>	<b>-78,140.93</b>	<b>-447,347.75</b>	<b>537,425.69</b>

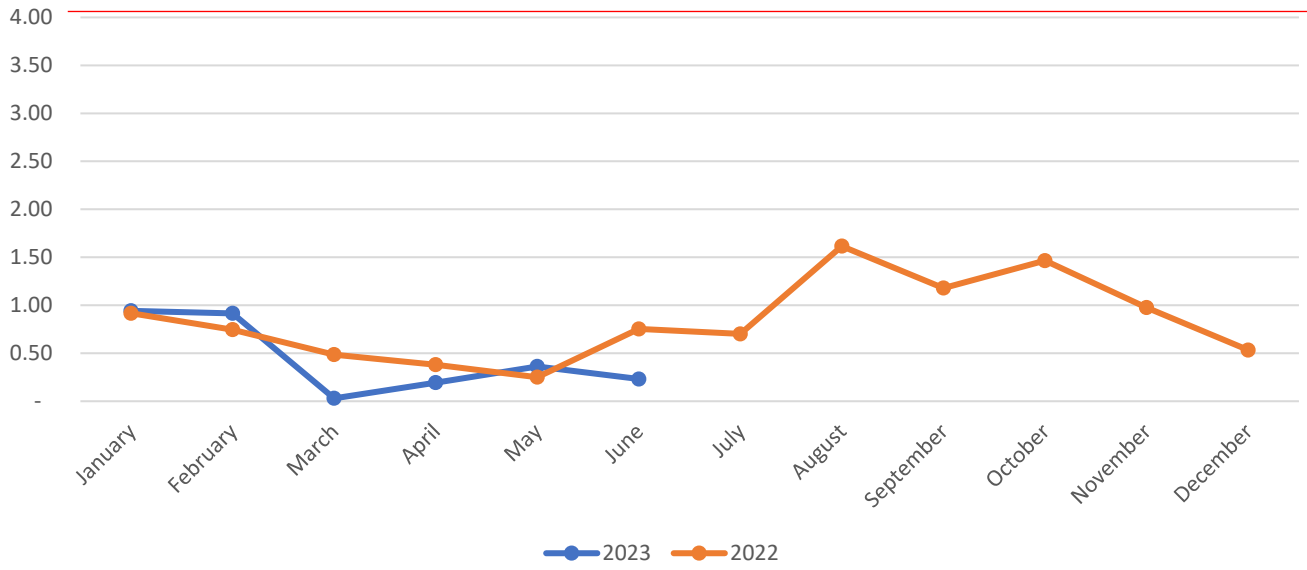
Quick Ratio Comparison  
Public Housing



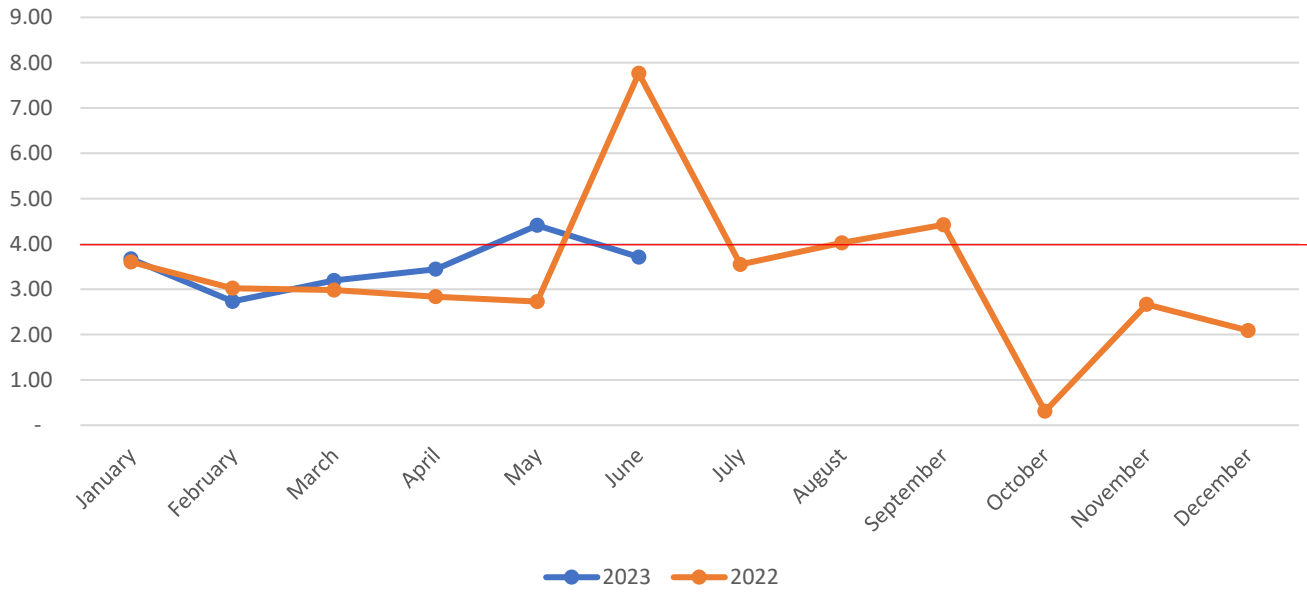
Quick Ratio Comparison  
Agency Wide



### MENAR Comparison Public Housing



### MENAR Comparison Agency Wide



## 6.6. Development

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: July 31, 2023  
Re: Development Report

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## **Choice Neighborhoods Grant – Spencer Homes**

Construction of Kennedy Square East is progressing on schedule. Building plans are on file with OHA staff and available upon request.

Highlander IV, which includes 37 Spencer replacement housing units, is scheduled to begin leasing in Summer 2023. Former Spencer residents are being notified of their right of first refusal to lease the replacement units.

Demolition costs have increased over the past two years and the CNI budget that was developed before the pandemic era did not include adequate funding to cover demolition at West Spencer, East Spencer and the MLK Building. OHA staff is working with the City to demolish East Spencer.

OHA / Brinshore anticipate closing on Kennedy Square West (MLK Building) in late 2023. Kennedy West will consist of 39 units in a four story building. Retail bays will front 30<sup>th</sup> Street and parking for residents will be available on the west side. OHA will provide 15 project based vouchers. The project will be financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees.

## **Choice Neighborhood Implementation Grant – Southside**

OHA has sent an offer to UPS to acquire adjoining vacant lots at 27<sup>th</sup> and R Street. These lots would be used to develop replacement housing for Southside Terrace and assist in a phased approach to demolition and redevelopment. This effort is on hold until UPS is ready to reengage with OHA in Summer 2023.

OHA, Brinshore and Alley Poyner are planning the first phase development to be built at the southeast corner of Southside Terrace. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. The environmental review for the site is pending. As soon as the review is completed, OHA staff will apply for demolition and disposition authority from HUD for that portion of the Southside Terrace site. Closing is anticipated for December 2023.

OHA, the City, and Brinshore selected Ehrhart Griffin as the master engineer and Alley Poyner as the master architect for the Southside Terrace site.

OHA, Brinshore and the City Planning Department met with architects at Holland Basham to begin planning the second phase of replacement housing for Southside. This development will replace the HIO owned townhome development at 61<sup>st</sup> and Arbor known as Arbor Villa. Arbor Villa consists of 18

townhome units on approximately 1.8 acres. The replacement development will consist of 70 mixed income units.

## **Old Central Office**

In 2021, OHA entered into an agreement with Youth Emergency Services (YES) for the sale of the office building at 540 S. 27<sup>th</sup> Street and adjoining land. The disposition application has been approved by HUD and the parties have negotiated a purchase agreement. The parties received approval from HUD to close. Closing is planned for July 28, 2023.

## **Scattered Site Housing**

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

## **Frances Court**

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

## **Housing in Omaha, Inc.**

### **Farnam Building**

OHA staff is exploring a RAD conversion of the Farnam Building without the use of LIHTC or partnering with an outside developer. Staff is currently assessing the physical needs of the building to determine if a RAD conversion without significant capital investment is feasible.

### **Ernie Chambers Court**

OHA contracted with Dominion Group to perform a physical needs assessment of Ernie Chambers Court to determine if the property could be designated as physically obsolete based upon HUD standards and therefore eligible for disposition to a third party. The report by Dominion Group found the property does not meet the physical obsolescence standard set by HUD. OHA staff has identified an alternative approach and will be meeting with HUD officials to discuss.

### **North Omaha Affordable Homes**

OHA staff is developing a plan to reposition these scattered site houses through the use of its project based vouchers and the HUD RAD program. This development has a poor financial

performance but is restricted through a LURA with NIFA and the public housing program. Switching the properties from the public housing program to project based vouchers will increase subsidy and rent collected resulting in improved financial performance. The environmental review is pending with the City of Omaha Planning Department.

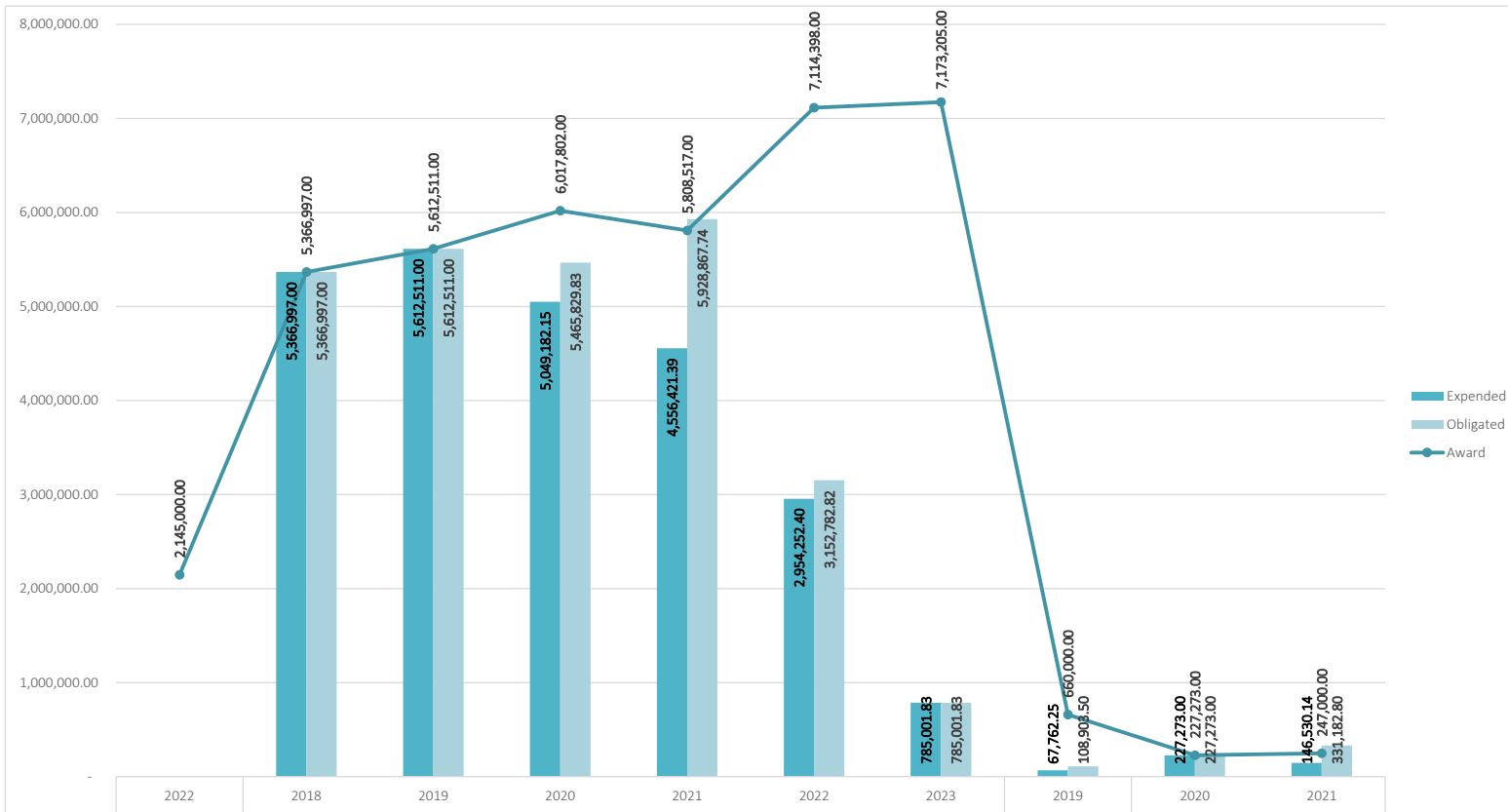
## 6.7. Procurement/Contracting/Capital Budgets



# Capital Funds Board Report

7/25/2023

Grant Year	Grant Yr	Start Date	Obligation Date	End Date	Award	Expended	% Expended	Obligated	% Obligated
At Risk	2022	2/8/2023	1/29/2025	1/29/2027	2,145,000.00				
CFP	2018	5/29/2018	5/28/2022	5/28/2024	5,366,997.00	5,366,997.00	100.00%	5,366,997.00	100.00%
CFP	2019	4/16/2019	4/15/2023	4/15/2025	5,612,511.00	5,612,511.00	100.00%	5,612,511.00	100.00%
CFP	2020	3/26/2020	3/25/2024	3/25/2026	6,017,802.00	5,049,182.15	83.90%	5,465,829.83	90.83%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	4,556,421.39	78.44%	5,928,867.74	102.07%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	2,954,252.40	41.52%	3,152,782.82	44.32%
CFP	2023	2/17/2023	2/16/2025	2/16/2027	7,173,205.00	785,001.83	10.94%	785,001.83	10.94%
Lead Based Paint	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	67,762.25	10.27%	108,903.50	16.50%
Safety & Security	2020	4/2/2021	4/1/2022	4/1/2023	227,273.00	227,273.00	100.00%	227,273.00	100.00%
Safety & Security	2021	9/1/2021	9/9/2022	9/9/2023	247,000.00	146,530.14	59.32%	331,182.80	134.08%



# Memorandum



To: The OHA Board of Commissioners  
 From: Jennifer Dexter, Procurement Manager  
 Date: August 3, 2023  
 Re: Procurement Report for August 2023

## Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Janitorial Vacant Unit Cleaning and Office Cleaning	IFB	TBD	Published	September
Lead-Based Paint Renovation, Repair and Painting	IFB	TBD	Published	September
Spencer 57 Window Replacement	IFB	TBD	Awaiting Board Approval	August
Security	RFP	TBD	Awaiting Board Approval	August
Construction Contractor Pool	RFQ	TBD	Awaiting Board Approval	August
Hazardous Materials Abatement	Renewal	N/A	Awaiting Board Approval	August
Environmental Site Assessments	RFP	\$150,000	Awaiting Signature	
Home Inspection	RFP	\$200,000	Awaiting Signature	
Apricot 360 Case Management Software	Piggy-back	\$70,000	Awaiting Signature	

## Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
Futures Construction	Crown Tower Renovation	\$	MBE/ WBE
Dominion Due Diligence Group	RAD Capital Needs Assessments & Energy Audit	\$200,000	
BBG Assessments, LLC	RAD Capital Needs Assessments & Energy Audit	\$200,000	
Bureau Veritas Technical Assessments, LLC	RAD Capital Needs Assessments & Energy Audit	\$200,000	
All Environmental Inc.	RAD Capital Needs Assessments & Energy Audit	\$200,000	

## 6.8. Human Resources

# Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: July 24, 2023

Re: Staffing Report Summary June 26, 2023 – July 24, 2023

## Total Open Positions 12

Position(s)	Number of Positions Open	Department	Status
Housing Specialist	1	Housing Choice Voucher	Reviewing applications
Public Safety Dispatcher – PT	1	Public Safety	Interviewing
Paralegal	1	Legal	Interviewing
Grant Accountant	1	Finance	Interviewing
Maintenance Repairer	2	Property Management	Interviewing
Scattered Sites Maintenance Manager	1	Property Management	Interviewing
Assistant Property Manager	1	Property Management	Interviewing
Project Manager	1	Capital Improvements	Interviewing
Maintenance Manager	2	Property Management	Checking references
Custodian	1	Property Management	Reviewing applications

## Total New Hires 3

Title	Number of Positions Filled	Department/Location
Administrative Assistant	1	IT
Program Coordinator – Intensive Services	1	Family & Community Services
Public Safety Officer – PT	1	Public Safety

## Total Transfers 0

Name	Old Title	New Title	Department	Date

## Total Promotions 1

Name	Old Title	New Title	Department	Date
Charles Karl	Asst Director of Housing Facilities	Capital Improvements Manager	Capital Improvements	7/24/23

Type of Termination	Number of Employees
Involuntary	2
Voluntary	5

Current Monthly Turnover Rate
4.07%

Annual Turnover Rate (08/2022 – 07/2023)
32.10%

## 6.9. Family and Community Services

*Family and Community Services Department*

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**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*

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**Family and Community Services Department**


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**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 the elderly to age-in-place. Additionally, the FSCO Program assists the overall agency through assistance with the collection of non-payments of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations, and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	100+
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	200+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	89
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	17
Number of New Enrollment (Case management)	27
Number of New Community Partnerships	7
Number of Cultural/Recreational Activities (Soccer training)	12
Referral to FSS/HOP	14
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	22

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

***Family and Community Services Department***

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	130
New Enrollments	0
TANF Recipients	0
Face-to-Face Contact Visit	0
Virtual Contact Visit	0
Phone Visit	10
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	32
Employed Part-Time	15
Employment Referrals	0
Education Goals	25
Education Goals Met	145 (MCC/UNO/CCC)
Education Referrals	0
College Enrollment	15
Healthcare Coverage	40
Program Coordination Committee (PCC)	0
New PCP 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)	55
Job Readiness Training/Referral and Job Fair	100+
Direct Employment Leads/Flyers	200+
Post-Secondary Education (Certificate Programs/2/4-year University)	149

**Family and Community Services Department****Family Self-Sufficiency Program (HCV/PH) (FSS)**

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

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-146 PH-34
TANF Recipients (Welfare to Work)	HCV-1 PH-1
Recommendation for Graduation	HCV-2 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-2 H-0
New Enrollment	HCV-8 PH-1
Employment/Job Training/Referrals (YTD)	94
Post-Secondary Education (YTD)	75
Employed full-time (YTD)	HCV-89 PH-19
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	22
Asset Development (Escrows)	HCV-\$510,042.00 PH-\$107,021.00 Total-\$617,063.00 Forfeiture-\$13,042.00
Life Skills	65
Service Coordination (PCC)	14
In-Person Meetings	20

**How do We Impact OHA and the Community?****ACHIEVEMENTS:**

- 2 HCV tenants were approved for a home mortgage loan this month.
- 2 residents closed on a home using their Section 8 voucher.
- 4 FSS tenants were recommended for graduation or graduated this month (Ms. Holland-\$13,697, Ms. Broadway-\$8,474, Ms. Pittman-\$8,827, and Ms. Neal-\$617).
- 11 tenants enrolled in our HCV FSS program this month.
- 9 tenants enrolled in the FSS program this month under the new rules.
- Staff continue our biweekly meeting with MCC staff. (This month 40 tenants attended the upcoming MCC/OHA Exploration 1000 Cohort orientation)
- OHA participated in the 1<sup>st</sup> Annual Global Youth Summit at the CHI Center. (Nearly 500 youth participated)

**Family and Community Services Department**

- *Continued our partnership with Methodist College Mobile Diabetes Clinic- Nursing students to continue administering an on-site free screening, Blood Pressure Body Mass, Pre-Diabetes, Blood Glucose, Cholesterol, etc.*
- *33 tenants continue to enroll in MCC summer classes.*
- *Attended WCA Tribute to Women Celebration.*
- *17 tenants are enrolled in MCC GED program. (This month 6 students completed 40 hours of GED learning and took the CASA test)*
- *DED-Crime Prevention/Internship grant MOU completed.*
- *United Health Care Medicaid Redetermination presentation.*
- *OHA staff and tenants participated in Disrisc2-2 Redefining the Gap Summit at MCC (10 staff and 43 tenants participated)*
- *Family Self-Sufficiency coordinators continued to develop local strategies to connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.*
- *Staff attended the ROSS Data Guide 4.0 webinar.*
- *Partnership with Peter Kiewit Foundation for summer field trip 2023 (This month, over 150 OHA youth participated).*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers. (This month, The Furniture Project and Always At Home, LLC has supported 20 tenants with housekeeping issues)*
- *Partnership meeting with Peter Kiewit Luminarium to provide 100-150 summer youth free membership. (10 more tenant youth toured the building)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 200 tenants were served)*
- *Partnership with Ideal Option to provide information on treatment for addiction to heroin, fentanyl, meth, alcohol, and other substances. (This month, over 50 tenants received services/information).*
- *OHA continued to work with partners to educate tenants about changes to their health care plans (This month, Nitsch Insurance served 45 tenants).*
- *Continue our partnership with Creighton University Psychology Department to provide ongoing mental health services at all OHA towers.*
- *Continue our distribution of Heart Ministry Fresh Start Laundromat cards and pantry packs to OHA families.*
- *OHA/TSF Soccer program is at the highest level in its history, with over 600 kids participating throughout the week for all-year-around programming. (9 players will be attending college in the fall with a partial or full scholarship)*
- *Developed and maintained partnerships with The Furniture Project to increase resource opportunities for residents. (Referred 8 tenants this month)*
- *Continuing our monthly follow-up/assessment with current High School seniors on their performance in school, gathered information on scholarships, GPAs, and college of interest information. (This month, 19 students are staying on Creighton Campus throughout the summer)*
- *Continued to work with 145 current OHA/TSF college students at MCC, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, University of*

### ***Family and Community Services Department***

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*Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship during the Fall and Spring semester. So far, the Scott Foundation has committed over \$250,000 annually. (This month, the Foundation committed to cover all expenses for one of the OHA tenant Aviation programs at UNK)*

- *Continued our partnership with The Simple Foundation for the 2022-23 school year to provide a safe place, coaching, and learning opportunities to over 500 OHA youth. The Simple Foundation provides daily after-school Learning POD to over 400 OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students attend from 4 pm-8:00 pm; dinner and snacks are provided.*
- *Staff continue to work with over 75 OHA High School seniors to ensure they get students into educational institutions to help break the cycle of generational poverty.*
- *OHA staff continues to bridge communication barriers with the Sudanese, Somali, and Somali Bantu populations throughout OHA programs. The most critical topics continue to focus on CNI, CNP, Trash, and Public Safety. (19 tenants served.)*

#### **UPCOMING EVENTS:**

- *United Way CEO's Roundtable-July 11.*
- *North Omaha Care Council-Teen Health Summit-July 14.*
- *CAN Training*
- *Creighton-Community Health Worker Training/Apprenticeship*
- *East Omaha Athletics Association*
- *Arts & Inspiration workshop at MCC*
- *Meeting with Margo Juarez-OPS Board member*
- *Urban League-Working Wednesday Fair.*
- *Meeting with Purpose Built, Canopy South, and TSF.*
- *Real Talk Thursday*
- *Omaha Section 3 TA meeting*
- *HCV briefing.*
- *South Omaha Community Soccer League*
- *FSS Orientation*
- *Native of Omaha Parade*
- *SST-Back-to-School event.*
- *Salvation school supplies giveaway*
- *Project Harmony Training.*
- *United Way of Midland-Board of Directors Meeting*
- *HWS monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Nebraska Methodist Mobile Health Fairs at Evans and Crown Towers.*
- *Continue recruiting for the FSS and ROSS SC programs.*
- *ORTF-Housing Committee meeting.*

6.10. Legal

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT