

OHA Special Meeting of the Board of  
Commissioners  
Thursday, February 29, 2024 8:30 AM  
First Floor Boardroom  
1823 Harney Street  
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. ACTION ITEMS
  - 4.1. Resolution 2024-12 Section 8 Management Assessment Program (SEMAP)  
Certification Form

# Memorandum



To: Board of Commissioners

From: Philisa Smith

Date: February 29, 2024

Re: Section 8 Management Assessment Program

Omaha Housing Authority  
Housing Choice Voucher Program  
January 1, 2023 - December 31, 2023

SEMAP INDICATOR	Sample Size	Discrepancies	Compliance Rate %	Maximum Points	OHA Score Points
1. Selection from the HCV Waiting List	17	0	100%	15	15
2. Reasonable Rent	45	9	80%	20	15
3. Determination of Adjusted Income	54	11	80%	20	15
4. Utility Allowance	04	0	100%	5	5
5. HQS Quality Control Inspections	104	0	100%	5	5
6. HQS Enforcement	16	0	100%	10	10
7. Expanding Housing Opportunities	N/A	N/A	100%	5	5
8. Payment Standards	N/A	N/A	100%	5	5
9. Annual Re-examination	N/A	N/A	88%	10	0
10. Correct Tenant Calculations	N/A	N/A	100%	5	5
11. Pre-Contract HQS Inspections	N/A	N/A	99%	5	5
12. Annual HQS Inspections	N/A	N/A	97%	10	10
13. Lease-Up	N/A	N/A	80%	20	0
14. Family Self-Sufficiency	N/A	N/A	N/A	N/A	N/A
15. Deconcentration Bonus	N/A	N/A	N/A	N/A	N/A
Total Points Excluding Bonus				135	95

**Score: 95 /135**

**Percentage: 70% = Standard Performer**

**SEMAP Indicator One: Selection from the Waiting List**

The Section 8 Supervisor ensures that OHA has written policies in its administrative plan for selecting applicants from the waiting list and that these policies are being followed when selecting applicants for admission from the waiting list.

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

<b>SEMAP Indicator 1: Selection from the Waiting List</b>
2023
Sample: 17 Discrepancies: 00
Compliance Rate: 100%

**Score: 15/15**

**SEMAP Indicator Two: Reasonable Rent**

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

<b>SEMAP Indicator 2: Reasonable Rent</b>
2023
Sample: 45
Compliance Rate: 80 %

**Score: 15/20**

**SEMAP Indicator Three: Determination of Adjusted Income**

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

<b>SEMAP Indicator 3: Determination of Adjusted Income</b>
2023
Sample: 54 Discrepancies: 11
Compliance Rate: 80 %

**Score: 15/20**

**SEMAP Indicator Four: Utility Allowance Schedule**

The Section 8 Director is responsible for reviewing and updating the Utility Allowance Schedule. The Director ensures that the Utility Allowance Schedules are being reviewed annually and that the revised schedules are being implemented in the event of a 10% or more change in any utility rate or when consumption rates increase substantially.

<b>SEMAP Indicator 4: Utility Allowance Schedule</b>
2023
Compliance Rate: 100 %

**Score: 5/5**

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

The Inspection Department is responsible for the SEMAP indicator. The Department must ensure that a sample of units under contract receives a QC Inspection. The QC sample must be drawn from recently completed annual inspections and must represent a cross-section of neighborhoods and inspectors. Applying the HUD sampling formula to the number of units under contract during the fiscal year, OHA must conduct at least 60 QC inspections yearly. OHA conducted 104 QC inspections.

<b>SEMAP Indicator Five: Housing Quality Standards Quality Control (QC) Inspections</b>
2023
Sample: 60 Discrepancies: 0
Compliance Rate: 100 %

**Score: 5/5**

**SEMAP Indicator Six: HQS Enforcement**

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

<b>SEMAP Indicator 6: HQS Enforcement</b>
2023
Sample: 16 Discrepancies: 0
Compliance Rate: 100%

**Score: 10/10**

### **SEMAP Indicator Seven: Expanding Housing Opportunities**

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

- Has written policies in the Administrative Plan including actions that it will take to encourage property owners outside minority and poverty concentration; to participate in the program and delineates areas that OHA considers areas of poverty and minority concentration.
- Possess evidence that it implements such actions as stated in the Administrative Plan.
- Provides maps of such properties (within and beyond its jurisdiction) and maps containing neighborhood supportive services.
- A list of such owners is provided in the briefing package.
- Explains portability and provides portability information in the information package; and analyzes and measures applicant and participant success.

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

<b>SEMAP Indicator Seven: Expanding Housing Opportunities</b>
2023
Compliance Rate: 100 %

**Score: 5/5**

### **SEMAP Indicator Eight: Payment Standard**

The Housing Choice Voucher Director is responsible for this indicator. The Director must ensure that OHA implements a payment standard schedule that establishes amounts that do not exceed 110 percent of the current published Fair Market Rents, and which are not less than 90 percent of the current applicable published Fair Market Rents (Except the higher payment standard percentages approved by HUD). Fair Market Rents were published effective October 1, 2022. OHA has reviewed the Fair Market Rents and current Payment Standards and made the necessary adjustments.

The Department of Housing and Urban Development (HUD) reviewed the Omaha Housing Authority (OHA) request submitted under **Notice PIH 2022-30, "Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream and Mod Rehab) Program and Streamlined Review Process."** After reviewing the waiver request(s) and considering OHA's stated justification(s) of good cause, HUD: (1) finds there is good cause to waive, and hereby waives, the regulations and/or requirements listed below through 12/31/2023. OHA implemented the waiver-approved payment standards effective 5/1/2023.

<b>Waiver Status/Term Expiration</b>	<b>Waiver Name</b>	<b>Regulation</b>	<b>Summary of relief from HUD Requirements</b>
APPROVED: Expiration 12/31/2023	Voucher Tenancy: New Payment Standard Amount	24 CFR § 982.503(b)	PHAs may establish payment standards from 111 to 120 percent of the FMR.

**Score: 5/5**

**Public and Indian Housing Information Center (PIC) Database**

The following indicators are scored through PIC, where the PHA submits the HUD 50058 forms detailing the Family Report. To be scored, a PHA must have a PIC system reporting rate of at least 95%.

**SEMAP Indicator Nine: Annual Re-examinations**

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

<b>SEMAP Indicator 9: Annual Re-examinations</b>
2023
Compliance Rate: 88%
Percent Overdue: 12%

**Score: 0/10**

**SEMAP Indicator Ten: Correct Tenant Rent Calculation**

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

<b>SEMAP Indicator Ten: Correct Tenant Rent Calculation</b>
2023
Compliance Rate: 100%

**Score: 5/5**

**SEMAP Indicator Eleven: Pre-Contract Housing Quality Standards**

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

<b>SEMAP Indicator Eleven: Pre-Contract Housing Quality Standards</b>
2023
Compliance Rate: 99 %
Percent Overdue: 1%

**Score: 5/5**

**SEMAP Indicator Twelve: Annual HQS Inspection**

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

<b>SEMAP Indicator 12: Annual HQS Inspections</b>
2023
Compliance Rate: 97%
Percent Overdue: 3%

**Score: 10/10**

**SEMAP Indicator Thirteen: Lease-Up**

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

- If the percentage of units leased during the last PHA fiscal year was 98% or more, or the percent allocated budget authority expending during the last PHA fiscal year was 98% or more the housing authority earns 20 points.
- If the percentage of units leased during the last PHA fiscal year was 95-97%, or the percent of allocated budget authority expended during the last PHA fiscal year was 95-97% the housing authority earns 15 points.
- If the percentage of units leased during the last PHA fiscal year was less than 95% and the percent of the allocated budget authority expended during the last PHA fiscal year was less than 95% the housing authority earns 0 points.

The Housing Choice Voucher allocation is 4978. The program utilized 80% of the vouchers.

<b>SEMAP Indicator 13: Lease-Up</b>
2023
Actual Units Leased: 4001
Compliance Rate: 80%

**Score: 0/20**

**SEMAP Indicator Fourteen: Family-Self Sufficiency Program:**

The FSS Coordinator is responsible for this indicator. It consists of two components which show whether a PHA has enrolled families in the FSS program as required, and the percent of current FSS participants with FSS progress reports entered in PIC that have had increases in earned income which resulted in escrow account balances. The score for this indicator is below.

<b>Enrolled</b>	<b>Escrow Balance</b>	<b>Points</b>
80% or More	30% or more	10
60%-79%	30% 79 79%	8
80% or More	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

**SEMAP Indicator Fourteen: Family-Self Sufficiency Program:**

2023- Not Applicable

The mandatory number of participants for OHA is 51. OHA had 141 families enrolled for FYE 2023.

Compliance Rate: OHA has a higher than 80% enrollment and more than 30% of families have escrow balances.

**Score: 10/10**

**SEMAP Indicator Fifteen: Deconcentration Bonus**

The indicator requirements are listed below:

- Half or more of all voucher families with children assisted by the PHA in its principal operating area at the end of the last completed PHA fiscal year do not reside in low-poverty census tracts; and
- Either the percentage of voucher mover families with children who moved to low-poverty census tracts in the PHA fiscal year is at least 2% points higher than the percent of all voucher families with children who reside in low-poverty census tracts at the end of the second to the last complete PHA fiscal year.
- Or the percentage of voucher families with children who moved to low-poverty census tracts in the PHA’s principal operating area over the last 2 completed PHA fiscal year is at least 2 percentage points higher than the percent of all voucher families with children who reside in low poverty census tracts at the end of the second to the last completed PHA.

**SEMAP Indicator Fifteen: Deconcentration Bonus**

2023

The Housing Choice Voucher Department did not pursue the Deconcentration Bonus.

**RESOLUTION NO. 2024 - 12**

**SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION**

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

**WHEREAS** the certification has been completed with OHA receiving 95 points out of the maximum 135; and

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

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

This resolution shall take effect immediately.

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Joel Dougherty, Vice 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 29, 2024.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

# Section 8 Management Assessment Program (SEMAP) Certification

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

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

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

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

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

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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**Check here if the PHA expends less than \$300,000 a year in Federal awards**

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

## Performance Indicators

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

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

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

**PHA Response** Yes  No

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

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

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

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

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

4. Utility Allowance Schedule. (24 CFR 982.517)

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

**PHA Response** Yes  No

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

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

**PHA Response** Yes  No

6. HQS Enforcement. (24 CFR 982.404)

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

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

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

**Applies only to PHAs with jurisdiction in metropolitan FMR areas.**

**Check here if not applicable**

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

Enter FMRs and payment standards (PS)

0-BR FMR \_\_\_\_\_ 1-BR FMR \_\_\_\_\_ 2-BR FMR \_\_\_\_\_ 3-BR FMR \_\_\_\_\_ 4-BR FMR \_\_\_\_\_  
PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_

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

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**Applies only to PHAs required to administer an FSS program.**

**Check here if not applicable**

**PHA Response**

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

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

b. Number of FSS families currently enrolled

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

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

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

**Applies only to PHAs required to administer an FSS program .**

**Check here if not applicable**

**PHA Response**      **Yes**       **No**

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

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

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

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

**PHA Response**      **Yes**       **No**       **If yes, attach completed deconcentration bonus indicator addendum.**

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

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

Executive Director, signature

Chairperson, Board of Commissioners, signature

\_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

\_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

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

# SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) \_\_\_\_\_

PHA Name \_\_\_\_\_

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

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

2020 Census Poverty Rate of Principal Operating Area \_\_\_\_\_

## Criteria to Obtain Deconcentration Indicator Bonus Points

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

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

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

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

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

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

# Section 8 Management Assessment Program (SEMAP) Certification

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

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

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

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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**Check here if the PHA expends less than \$300,000 a year in Federal awards**

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

## Performance Indicators

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

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

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

**PHA Response** Yes  No

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

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

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

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

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

4. Utility Allowance Schedule. (24 CFR 982.517)

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

**PHA Response** Yes  No

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

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

**PHA Response** Yes  No

6. HQS Enforcement. (24 CFR 982.404)

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

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

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

**Applies only to PHAs with jurisdiction in metropolitan FMR areas.**

**Check here if not applicable**

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

Enter FMRs and payment standards (PS)

0-BR FMR \_\_\_\_\_ 1-BR FMR \_\_\_\_\_ 2-BR FMR \_\_\_\_\_ 3-BR FMR \_\_\_\_\_ 4-BR FMR \_\_\_\_\_  
PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_ PS \_\_\_\_\_

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

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**PHA Response** Yes  No

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

**Applies only to PHAs required to administer an FSS program .**

**Check here if not applicable**

**PHA Response**

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

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

b. Number of FSS families currently enrolled

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

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

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

**Applies only to PHAs required to administer an FSS program .**

**Check here if not applicable**

**PHA Response**      **Yes**       **No**

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

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

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

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

**PHA Response**      **Yes**       **No**       **If yes, attach completed deconcentration bonus indicator addendum.**

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

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

Executive Director, signature

Chairperson, Board of Commissioners, signature

\_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

\_\_\_\_\_  
Date (mm/dd/yyyy) \_\_\_\_\_

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

# SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) \_\_\_\_\_

PHA Name \_\_\_\_\_

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

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

2020 Census Poverty Rate of Principal Operating Area \_\_\_\_\_

## Criteria to Obtain Deconcentration Indicator Bonus Points

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

- 1) \_\_\_\_\_ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.  
\_\_\_\_\_ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.  
\_\_\_\_\_ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).  
Is line c 50% or more? Yes  No
- 2) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.  
\_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.  
\_\_\_\_\_ c. Number of Section 8 families with children who moved during the last completed PHA FY.  
\_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).  
Is line d at least two percentage points higher than line a? Yes  No
- 3) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.  
\_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.  
\_\_\_\_\_ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.  
\_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).  
Is line d at least two percentage points higher than line a? Yes  No

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

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

# Memorandum

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To: Board of Commissioners

From: Philisa Smith

Date: February 29, 2024

Re: Section 8 Management Assessment Program (SEMAP Certification)

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## **RECOMMENDED ACTION:**

That the Board of Commissioners approved the Section 8 Management Assessment Program (SEMAP Certification) submitted for Review.

## **PREVIOUS ACTION:**

OHA Section 8 Management Assessment (SEMAP Certification) was approved by the Board of Commissioners on February 22, 2023. OHA received the finalized HUD approval on April 28, 2023. OHA received 95 points out of 135 points.

## **EXPLANATION:**

OHA is required to submit the HUD SEMAP Certification form within 60 calendar days of the end of the fiscal year. The certification has been completed for 2023 with the Housing Authority receiving 95 points out of 135 points.

## **PROJECT COST:**

None.

## **SOURCE OF FUNDS:**

N/A.

## **ONGOING FISCAL IMPACT:**

N/A.

## **METHOD OF PROCUREMENT:**

N/A.

## **RECOMMENDED BY:**

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*(Signature of HCV Director)*

## **RECOMMENDED BY:**

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*(Signature of CEO)*

**Date Signed:** February 29, 2024

## 4.2. Resolution 2024-13 HOME Program TBRA Agreement with City of Omaha

**RESOLUTION NO. 2024 - 13**

**HOME PROGRAM TBRA AGREEMENT WITH CITY (2023 FUNDS)**

**WHEREAS**, the City of Omaha wishes to contract the services of the Housing Authority of the City of Omaha (OHA) to administer tenant-based rental assistance funded by the Home Investment Partnerships Program (HOME);

**WHEREAS**, the program would provide rental assistance to approximately 41 homeless and disabled individuals in Omaha;

**WHEREAS**, the City of Omaha allocated \$300,000 to OHA for the period of January 1, 2024 through December 31, 2024; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve a contract between the City of Omaha and OHA relating to funding and administration of the HOME Program Tenant Based Rental Assistance Agreement, and further, that the Chief Executive Officer be authorized to execute the same;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract between the City of Omaha and the Housing Authority of the City of Omaha relating to funding and administration of the HOME Program Tenant Based Rental Assistance Agreement, and further, that the Chief Executive Officer be authorized to execute the same.

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Joel Dougherty, Vice 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 29, 2024

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

# Memorandum

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**TO:** OHA Board of Commissioners

**FROM:** Joanie Poore, OHA Executive Director

**DATE:** February 29, 2024

**SUBJECT:** **RECOMMENDATION TO APPROVE A CONTRACT WITH THE CITY OF OMAHA RELATING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM WITHIN THE CITY LIMITS OF OMAHA**

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**RECOMMENDED ACTIONS:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends that the OHA Board of Commissioners approve a contract with the City of Omaha relating to the HOME Partnerships Program within the city limits of Omaha.

**PREVIOUS ACTIONS:**

OHA has administered a HOME Rental Assistance Program for the City for several years. OHA’s Board last approved a contract for the HOME Rental Assistance Program on May 4, 2023.

**EXPLANATION:**

The Rental Assistance Program is funded by the City of Omaha’s HOME Investment Partnerships Program and is administered by the Omaha Housing Authority. The agreement will provide OHA with a total funding amount of \$300,000 in HOME funds to provide rental assistance to homeless and disabled individuals and families. The funding will support an estimated 41 low-income households graduating from transitional programs and programs for persons with disabilities. The term of this agreement is January 1, 2024, through December 31, 2024.

**PROJECT COST:**

The vouchers administered by OHA will be reimbursed by the city for amounts expended over the life of the contract. HAP payments and certain costs (determination of client income eligibility and housing inspections) are budgeted in the agreement and will be billed based on actual cost.

**SOURCE OF FUNDS:** City of Omaha HOME Funds

**Sponsor(s):** Philisa Smith, Housing Choice Voucher Director

Recommended by: \_\_\_\_\_  
Joanie Poore, Executive Director

February 29, 2024

### 4.3. Resolution 2024-14 Workers Compensation Insurance

# Memorandum



To: The Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: February 29, 2024  
Re: Recommendation for Contract Renewal – Workers Compensation Insurance

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Berkshire Hathaway Homestate Insurance Company (BHHC) to provide OHA’s workers compensation insurance policy. The quote for the 2024-2025 premium is \$308,918.00 which reflects a 2% decrease over the 2023 rate. The renewal would be the third one-year renewal with OHA reserving the right to renew for one (1) additional term with Board of Commissioner approval.

## PREVIOUS ACTION:

	Resolution	Effective Date	Annual Premium	Renewals available	No. of Vendors	Expire Date
Contract 21-WORCOM-INS	2021-26	4/1/2021	\$299,872	4	1	3/31/2022
First Renewal	2022-21	4/1/2022	\$322,977	3	1	3/31/2023
Second Renewal	2023-31	4/1/2023	\$315,744	2	1	3/31/2024

## PROPOSED ACTION:

	Resolution	Effective Date	2024 Premium	Renewals available	No. of Vendors	Expire Date
Third Renewal	2024-TBD	4/1/2024	\$308,918	1	1	3/31/2025

**DBE/MBE SECTION 3 STATUS:** none

**PROJECT COST:** \$308,918.00

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** All OHA Agency Department Budgets

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Denise Burmood, Senior Legal Assistant  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 – 14**  
**WORKERS COMPENSATION INSURANCE**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) is required to hold a policy of workers compensation insurance;

**WHEREAS**, OHA has a contract with Berkshire Hathaway Homestate Insurance Company effective beginning April 1, 2021 to provide workers compensation insurance for a one-year term with the option to renew for four additional one-year terms;

**WHEREAS**, on March 2, 2023, the Board approved renewal of this contract for a one-year term, which contract will expire on March 31, 2024;

**WHEREAS**, the annual premium costs for workers compensation insurance are based on multiple factors including prior claims, as well as current staffing levels and payroll levels, which may change through the year, and are estimated at \$308,918, based on current staffing and payroll;

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contract with Berkshire Hathaway Homestate Insurance Company to provide workers compensation insurance for a one-year term;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contract with Berkshire Hathaway Homestate Insurance Company to provide workers compensation insurance for a one-year term.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

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

#### 4.4. Resolution 2024-15 Master Developer Agreement, Brinshore

# Memorandum

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To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: February 29, 2024

Re: South CNI Master Development Agreement with Brinshore Development and the City of Omaha

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## **RECOMMENDED ACTION:**

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the OHA Board of Commissioners approve a Master Development Agreement with Brinshore Development, LLC and the City of Omaha for the South Choice Neighborhood Implementation Grant, subject to staff approval of all exhibits.

## **PAST ACTION:**

The OHA Board of Commissioners selected Brinshore as OHA's development partner for Southside Terrace at the January 13, 2022 meeting.

## **EXPLANATION:**

The City of Omaha and OHA were awarded a \$50 million Fiscal Year 2021 Choice Neighborhoods Implementation Grant (CNI Grant) for Southside Terrace and the surrounding neighborhood. Through use of the CNI Grant funds, OHA, Brinshore, the City of Omaha and Canopy South will replace the housing development at Southside Terrace with a vibrant, mixed-income housing community.

OHA and the City of Omaha have negotiated a Master Development Agreement with Brinshore Development, a copy of which is attached hereto. Key points from the proposed Agreement include:

- Brinshore and OHA will serve as co-developers for the redevelopment work contemplated by the Redevelopment Plan
- The Parties currently contemplate that the Redevelopment will consist of seven distinct phases consisting of approximately 740 total units which are intended to revitalize the Southside Terrace / Indian Hill Neighborhood and result in the replacement of 359 public housing units currently at Southside Terrace. Five of the Phases will be OHA Site Phases and two of the Phases will be Non-OHA Site Phases.
- A goal of the Transformation Plan is to create mixed-income developments with replacement units, Low Income Housing Tax Credit ("LIHTC") units, and unrestricted market-rate units.
- The term of the Agreement begins on the date of signature and expires upon the completion of certain defined Development Milestones.

- Brinshore is primarily responsible for all development services required for the planning, design, development, construction and marketing of the Redevelopment, including all related demolition (unless undertaken by OHA by mutual agreement of the Parties), infrastructure, site improvements and construction activities.
- It is anticipated that the rental units of the Redevelopment will be a mix of unit types, which may include RAD units, PBV units, LIHTC units, and unrestricted market rate units. The final unit mix of each Phase will be subject to marketability and financial feasibility and the CNI Requirements.
- Financing is to be obtained or procured jointly by Brinshore and OHA on behalf of the Owner Entities and secured for each Phase. Brinshore shall take the lead on making applications for financings and OHA shall cooperate fully with Brinshore on applications for financing.
  - Financing for the Transformation Plan is expected to include LIHTCs (either 4% credits combined with tax exempt bonds or 9% credits), conventional financing and such other sources of funds and/or local government contributions as necessary to fund the Redevelopment. Such sources may include CNI Grant funds (to be provided by the City/OHA), HOME, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, philanthropic funds, LIHTC equity, HUD conventional loans secured by a mortgage (based on rent structures or mortgage payments that can be supported), OHA sources (as further discussed below), local sources, and other federal, state, and local governmental and non-governmental sources, whether available now or that may become available over time. Operating subsidy may come from public housing funds, the RAD program, or PBVs as available and if awarded in accordance with program requirements.
- The development plan for each Phase of the development will include a development budget and development schedule.
- Brinshore shall provide OHA and the City with written progress reports of the previous quarter on a Phase by Phase basis in such form as may reasonably be required by OHA or the City.
- Brinshore has worked and will continue to work with OHA, the City, and other parties identified in the CNI Application, to involve residents and resident organizations in the planning and development process.
- The Redevelopment will be designed and constructed in compliance with all applicable Federal, state and local laws, codes, ordinances, rules and regulations and with all permits.
- Brinshore shall ensure that labor standards applicable to the Redevelopment (the most stringent of which currently is the Davis-Bacon Act, 40 U.S.C. § 276a *et seq.*).
- The Parties shall jointly select a Third Party Contractor to manage each Phase.
- The Parties contemplate that the rental units and the site improvements for each Phase will be owned by one or more special purpose entities (“Owner Entity” or “Owner Entities”) with Brinshore or its affiliate serving as the managing general partner or the

managing member, as applicable, of the Owner Entities. OHA or its affiliate will serve as the non-managing general partner or the non-managing member, as applicable, of the Owner Entities for the Kennedy Square Phases.

- OHA may, in its discretion (but only to the extent such Phase contains land owned by OHA and is required by HUD), enter into a long-term ground lease (“Ground Lease”) with each Owner Entity designated to have a leasehold interest in the corresponding Phase of the Redevelopment, pursuant to which the Owner Entity will construct the improvements and have the right to occupy and operate that Phase of the Redevelopment site for a term reasonably required by the investor for such Phase, subject to a Declaration of Restrictive Covenants in favor of HUD.
- OHA will pay rental subsidies to the Redevelopment pursuant to a PBV HAP contract or a Regulatory and Operating Agreement as applicable for each Phase.
- OHA will be responsible for the relocation of any existing Southside Terrace residents with such relocation expenses, including OHA overhead and expenses with respect to such relocation, to be borne as a CNI Grant expense in accordance with a budget approved by the Parties.
- Brinshore and OHA shall receive development fees for the Southside Terrace Phases. The fees for each phase shall be established based on the budget submitted to and approved by OHA for submission to HUD with the initial CNI development proposal.
- Brinshore shall pay 25% and OHA shall pay 75% of all predevelopment costs. It is anticipated that all allowable predevelopment costs will become allowable project costs and will be reimbursed to Brinshore and OHA.

**SOURCE OF FUNDS:**

Choice Neighborhood Implementation Grant Funds and potentially Capital Funds

**METHOD OF PROCUREMENT:**

A Request for Proposals was issued on March 3, 2021.

**SPONSORS:** Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 –15**

**APPROVAL OF MDA WITH BRINSHORE DEVELOPMENT FOR REDEVELOPMENT OF  
SOUTHSIDE TERRACE**

**WHEREAS**, on March August 3, 2021, the Housing Authority of the City of Omaha (OHA) issued a Request for Proposals to select one or more developers to assist OHA in the redevelopment of public housing properties;

**WHEREAS**, on January 13, 2022 the OHA Board of Commissioners selected Brinshore as OHA’s development partner for Southside Terrace;

**WHEREAS**, OHA staff recommends that the Board of Commissioners approved the Master Development Agreement with the City of Omaha and Brinshore Development related to the \$50 million Choice Neighborhoods Implementation Grant for the redevelopment of Southside Terrace, subject to staff approval of all exhibits.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors of Commissioners of the Housing Authority of the City of Omaha hereby approves the Master Development Agreement with the City of Omaha and Brinshore Development related to the Choice Neighborhoods Implementation Grant for Southside Terrace.

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Joel Dougherty, Vice 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 February 29, 2024.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

#### 4.5. Resolution 2024-16 Reappoint David Levy to HIO Board of Directors

**RESOLUTION NO. 2024– 16**  
**REAPPOINTMENT OF HIO BOARD MEMBER – DAVID LEVY**

**WHEREAS**, Pursuant to the Housing in Omaha, Inc. (HIO) By-Laws, the Housing Authority of the City of Omaha (OHA) Board of Commissioners has authority to appoint members of the HIO Board of Directors;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby reappoints David Levy to the HIO Board of Directors.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

#### 4.6. Resolution 2024-17 Reappoint Matthew Cavanaugh to HIO Board of Directors

**RESOLUTION NO. 2024– 17**  
**REAPPOINTMENT OF HIO BOARD MEMBER – MATTHEW CAVANAUGH**

**WHEREAS**, Pursuant to the Housing in Omaha, Inc. (HIO) By-Laws, the Housing Authority of the City of Omaha (OHA) Board of Commissioners has authority to appoint members of the HIO Board of Directors;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby reappoints Matthew Cavanaugh to the HIO Board of Directors.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

4.7. Resolution 2024-18 Move July 4, 2024 Board Meeting to July 9, 2024

**RESOLUTION NO. 2024 – 18**  
**RESOLUTION TO CHANGE JULY 2024 BOARD MEETING DATE**

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

**WHEREAS**, the regular July 2024 meeting of the OHA Board of Commissioners is scheduled to occur on July 4, 2024; and

**WHEREAS**, by vote of a majority of the Commissioners it has been determined that such meeting shall be held on July 9, 2024, 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 July 2024 meeting of the Board of Commissioners shall be held on July 9, 2024, at 8:30 a.m.

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Joel Dougherty, Vice 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 February 29, 2024.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

#### 4.8. Resolution 2024-19 E-Signature Services, DocuSign

# Memorandum

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To: The Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: February 29, 2024  
Re: Recommendation for Contract – DocuSign eSignature Services

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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 with DocuSign Enterprise Pro for Government for a one-year term in an amount not to exceed \$67,275.00.

## EXPLANATION:

DocuSign has a strong footprint in the Public and Affordable Housing marketplace, with more than 415 Housing Authorities currently using the cloud-based software. OHA investment in this software began in 2019 as a business account for the Procurement Department speeding up contract signing. DocuSign is the most popular eSignature solution on the market. The software is intuitive and easy-to-use providing secured signing agreements digitally while maintaining a complete audit trail of activity on each document. The contract includes 10,000 electronic envelopes and Enterprise level Support. DocuSign has provided this pricing based on our historical data of volume usage.

## METHOD OF PROCUREMENT:

DocuSign is a NASPO Carahsoft awarded vendor with a State of Nebraska Purchasing Agreement. DocuSign’s current OHA pricing reflects a discount of over 5% from the Carahsoft and State options.

**MBE/WBE Section 3 Status:** None

**PROJECT COST:** This contract will not exceed \$67,275.00

**SOURCE OF FUNDS:** Capital Improvements funds and Operating budgets of Departments utilizing the product.

**SPONSOR(S):** Jennifer Dexter, Procurement Management  
Philisa Smith, HCV Director  
Susan Gilroy, Director of Compliance  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 - 19**  
**RENEWAL OF CONTRACT WITH DOCUSIGN**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) desires to have electronic document signature services to facilitate documents with staff, clients, and vendors, which is particularly valuable because much document work can be conducted electronically, which reduces staff work and reduces burdens on our tenants and contractors;

**WHEREAS**, DocuSign is a GSA-approved vendor; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with DocuSign for a one-year term in an amount not to exceed \$67,275.00;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with DocuSign for a one- year term in an amount not to exceed \$67,275.00.

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Joel Dougherty, Vice 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 February 29, 2024.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

#### 4.9. Resolution 2024-20 Plumbing and Drain Clearing Services Pool of Vendors

# Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: February 29, 2024

Re: Recommendation for Contract Increase & Renewal – Plumbing and Drain Clearing Services

**RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an increase to the current contract value in the amount of \$100,000 to the 2023-2024 contract term and the renewal of the IDIQ contracts with Hayes Commercial, Plumprite, Helm Group, Eyman Plumbing and Gretna Plumbing for plumbing and drain clearing services for an amount not to exceed \$400,000.00, jointly and severally. The renewal of the contract would be for a term of (1) one year with OHA reserving the right to renew for (1) one additional (1) one-year term with the Board of Commissioner approval.

**PREVIOUS ACTION:**

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
21-Plumb-30 A,B,C,D, E	2021-30	5/17/2021	\$300,000	\$300,000	4	5	5/16/2022
First Renewal	2022-41	5/17/2022	\$300,000	\$600,000	3	5	5/16/2023
Second Renewal	2023-35	5/17/2023	\$300,000	\$900,000	2	5	5/16/2024

**PROPOSED ACTION:**

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Amendment	2024-TBD	5/17/2023	\$100,000	\$1,000,000	2	5	5/16/2024
Third Renewal	2024-TBD	5/17/2024	\$400,000	\$1,400,000	1	5	5/16/2025

**PROJECT COST:**

Company Name	MBE/WBE	Section 3 Business	Expended as of 1/31/2024
Hayes Commercial	No	No	\$ 104,917
Plumprite	No	No	\$ 152,156
Helm Mechanical	No	No	\$ 442,486
Eyman Plumbing Inc.	No	No	\$ 240,576
Gretna Plumbing	No	No	\$ 6,449
Total			\$ 946,584

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** Property’s Operating Budgets for minor repairs and Capital Fund Grants for larger jobs, typically those over \$2,000.

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

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 - 20**  
**RENEWAL AND INCREASE OF CONTRACTS FOR PLUMBING SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with a pool of five vendors to provide plumbing and drain clearing services: Hayes Commercial, Plumprite, Helm Group, Eyman Plumbing, and Gretna Plumbing;

**WHEREAS**, the contracts were procured in 2021 for a one-year term with an option for renew for four additional one-year terms and have a cumulative contract amount of \$900,000, jointly and severally, from the original effective date in May 2021;

**WHEREAS**, staff recommends an increase of \$100,000 for additional costs during the current contract term;

**WHEREAS**, the current contracts will expire in May 2024, and staff recommends that the Board of Commissioners approve renewal of the contracts for an additional one-year term for contract amount not to exceed \$400,000, for a total cumulative contract amount of \$1,400,000, jointly and severally;

**WHEREAS**, staff recommends that the Board of Commissioners approve a one-year renewal of the contracts with Hayes Commercial, Plumprite, Helm Group, Eyman Plumbing, and Gretna Plumbing to provide plumbing and drain clearing services, with an increase in the contract amounts of \$400,000; and, in addition, an increase of \$100,000 of the contract amount during the current contract term;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with Hayes Commercial, Plumprite, Helm Group, Eyman Plumbing, and Gretna Plumbing to provide plumbing and drain clearing services, with an increase in the contract amounts of \$400,000 jointly and severally; and, in addition, approves an increase of \$100,000 of the contract amount during the current contract term.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

#### 4.10. Resolution 2024-21 Paint Services Pool of Vendors

# Memorandum



To: The Board of Commissioners  
From: Jennifer Dexter, Procurement Manager  
Date: February 29, 2024  
Re: Recommendation for Contract Renewal – Painting Services

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a renewal of the IDIQ contracts with K&L Construction, D&W Property Maintenance, GS Elite Services, Ground Zero Services, NSRM LLC, and No Rush with Our Brush for painting services in an amount not to exceed \$350,000.00, jointly and severally. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner’s approval.

## PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
23-PAINTING-42	2023-42	4/26/2023	\$350,000	\$350,000	4	6	4/25/2024

## PROPOSED ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
First Renewal	2024-TBD	4/26/2024	\$350,000	\$700,000	3	6	4/25/2025

## PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Expended as of 1/31/2024
K&L Construction	No	No	\$ 116,938.00
D&W Property Maintenance	No	No	\$ 43,172.00
GS Elite Services	DBE		\$ 28,289.98
Ground Zero Services	DBE		\$ 12,309.00
NSRM LLC	WBE		\$ 0.00
No Rush with Our Brush	DBE		\$ 0.00
Total			\$ 200,708.98

**METHOD OF PROCUREMENT:** Renewal

**SOURCE OF FUNDS:** Property’s Operating Budgets for minor repairs and Capital Fund Grants for major repairs typically those over \$2,000.

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

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 - 21**  
**RENEWAL OF CONTRACTS FOR PAINTING SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with a pool of contractors to provide painting services for OHA properties, including K&L Construction, D&W Property Maintenance, GS Elite Services, Ground Zero Services, NSRM LLC, and No Rush with Our Brush;

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

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

**WHEREAS**, the previous cumulative amount of the contracts was \$350,000, and staff recommends increasing the funding by an additional \$350,000, for a total cumulative contract amount of \$700,000; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve a one-year renewal of the contracts with K&L Construction, D&W Property Maintenance, GS Elite Services, Ground Zero Services, NSRM LLC, and No Rush with Our Brush, with an increase in the contract amount of \$350,000, to provide painting services for OHA properties;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with K&L Construction, D&W Property Maintenance, GS Elite Services, Ground Zero Services, NSRM LLC, and No Rush with Our Brush, with an increase in the contract amount of \$350,000, jointly and severally, to provide painting services for OHA properties.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

4.11. Resolution 2024-22 IT Maintenance & Support, CMIT

# Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: February 29, 2024

Re: Recommendation for Contract Increase and Renewal – IT Maintenance and Support Services

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an increase of \$100,000 for the current contract and a renewal of the IDIQ contracts with CMIT Solutions of West Omaha for IT Maintenance and Support services in an amount not to exceed \$300,000.00, jointly and severally. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (2) two additional (1) one-year terms with the Board of Commissioner’s approval.

## PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
22-ITMAINT-27	2022-27	5/1/2022	\$200,000	\$200,000	4	1	4/30/2023
First Renewal	2023-	5/1/2023	\$200,000	\$400,000	3	1	4/30/2024

## PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Amendment	2024-TBD	5/1/2023	\$100,000	\$500,000	3	1	4/30/2024
Second Renewal	2024-TBD	5/1/2024	\$300,000	\$800,000	2	1	4/30/2025

## PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Expended as of 1/31/2024
CMIT Solutions of West Omaha	DBE/WBE	No	\$ 422,309.83

**METHOD OF PROCUREMENT:** Increase and Renewal

**SOURCE OF FUNDS:** Property’s Operating Budgets for minor repairs and Capital Fund Grants for major repairs typically those over \$2,000.

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Mike Hale, IT Manager  
Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 - 22**  
**RENEWAL AND INCREASE OF CONTRACT FOR IT SERVICES**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with CMIT Solutions of West Omaha to provide IT maintenance and support services;

**WHEREAS**, the contract was procured in 2022 for a one-year term, with an option for renew for four additional one-year terms, and with a current cumulative contract value of \$400,000;

**WHEREAS**, staff recommends an increase of the current contract amount by \$100,000 to cover additional expenses during the current contract term;

**WHEREAS**, the current contract will expire in May 2024, and staff recommends that the OHA Board of Commissioners approve renewal of the contract for an additional one-year term and with an increase in the contract amount not to exceed \$300,000, for a cumulative contract amount of \$800,000; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with CMIT Solutions to provide IT maintenance and support services, with an increase in the contract amount of \$300,000; and, in addition, approve an increase of \$100,000 in the contract value during the current contract term;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with CMIT Solutions to provide IT maintenance and support services, with an increase in the contract amounts not to exceed \$300,000; and, in addition, approves an increase of \$100,000 in the contract value during the current contract term.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

#### 4.12. Resolution 2024-23 OHA Past Due Write Offs

**OHA Write Off Report  
January 2024**

Property/Resident Codes	Late Fees	Legal Fess	Maintenance	misc	rent	subsidy	Grand Total	Explanation of larger balances + \$1200.00
<b>Benson Tower</b>		<b>850</b>	<b>3008.09</b>	<b>75</b>	<b>3039</b>		<b>6972.09</b>	
<b>t0052603</b> 2023		<b>350</b> 350	<b>1309.09</b> 1309.09	<b>75</b> 75	<b>1144</b> 1144		<b>2878.09</b> 2878.09	Replace range and cabinets from fire, five months rent, legal fees
<b>t0058726</b> 2023		<b>500</b> 500	<b>1699</b> 1699		<b>253</b> 253		<b>2452</b> 2452	Trash removal,storage,hauling, and cleaning charges, five months rent, legal fees
<b>t0062702</b> 2023					<b>1187</b> 1187		<b>1187</b> 1187	
<b>t0079273</b> 2023					<b>324</b> 324		<b>324</b> 324	
<b>t0083541</b> 2023					<b>131</b> 131		<b>131</b> 131	
<b>Crown Tower</b>		<b>25</b>	<b>350</b>	<b>200</b>	<b>746</b>		<b>1321</b>	
<b>t0058711</b> 2023		<b>25</b> 25	<b>350</b> 350	<b>50</b> 50	<b>437</b> 437		<b>862</b> 862	
<b>t0060986</b> 2023				<b>150</b> 150	<b>309</b> 309		<b>459</b> 459	
<b>evans Tower</b>					<b>3327</b>		<b>3327</b>	
<b>t0029729</b> 2023				<b>3327</b> 3327			<b>3327</b> 3327	Trash removal,storage,hauling, and cleaning charges, hoarding unit
<b>Highland Tower</b>					<b>115</b>		<b>115</b>	
<b>x0012787</b> 2007					<b>80</b> 80		<b>80</b> 80	
<b>x0018648</b> 2008					<b>35</b> 35		<b>35</b> 35	
<b>Jackson Tower</b>		<b>545</b>		<b>410</b>	<b>3760</b>		<b>4715</b>	
<b>t0079668</b> 2023		<b>350</b> 350		<b>410</b> 410	<b>450</b> 450		<b>1210</b> 1210	Trash removal, nine months rent legal fees

**OHA Write Off Report  
January 2024**

<b>t0086000</b>	<b>195</b>		<b>3310</b>	<b>3505</b>	6 months rents
2023	195		3310	3505	
<b>Parkvilla</b>		<b>545</b>		<b>545</b>	
<b>t0077297</b>		<b>34</b>		<b>34</b>	
2023		34		34	
<b>x0077308</b>		<b>511</b>		<b>511</b>	
2023		511		511	
<b>ParkSouth Tower</b>	<b>573</b>		<b>259 6381</b>	<b>7213</b>	
<b>t0043313</b>	<b>125</b>		<b>250 3918</b>	<b>4293</b>	Trash removal/eleven months of rent/ was in a pending criminal case that was held up in court
2023	125		250 3918	4293	
<b>t0051723</b>	<b>253</b>		<b>599</b>	<b>852</b>	
2023	253		599	852	
<b>t0063856</b>	<b>35</b>		<b>14</b>	<b>49</b>	
2023	35		14	49	
<b>t0065374</b>			<b>593</b>	<b>593</b>	
2023			593	593	
<b>t0083809</b>	<b>160</b>		<b>9 1160</b>	<b>1329</b>	five months rent
2023	160		9 1160	1329	
<b>t0083946</b>			<b>97</b>	<b>97</b>	
2023			97	97	
<b>Pine Tower</b>	<b>85</b>	<b>760</b>	<b>2542.88</b>	<b>3387.88</b>	
<b>t0063744</b>			<b>37</b>	<b>37</b>	
2023			37	37	
<b>t0066106</b>	<b>85</b>		<b>2323</b>	<b>2408</b>	Nine months unpaid rent
2023	85		2323	2408	
<b>t0067279</b>			<b>66</b>	<b>66</b>	
2024			66	66	
<b>t0082331</b>		<b>760</b>	<b>116.88</b>	<b>876.88</b>	
2023		760	116.88	876.88	
<b>Scatter Site North West</b>		<b>3049</b>		<b>3049</b>	
<b>t0063809</b>		<b>3049</b>		<b>3049</b>	Replace range,2 windows drywall repairs two doors, cleaning, misc maintenance
2024		3049		3049	
<b>Southside</b>	<b>350</b>	<b>834</b>	<b>100</b>	<b>1284</b>	
<b>t0074295</b>		<b>793</b>	<b>50</b>	<b>843</b>	

**OHA Write Off Report  
January 2024**

2023			793	50		843	
<b>t0079676</b>		<b>350</b>	<b>41</b>	<b>50</b>		<b>441</b>	
2023		350	41	50		441	
<b>villas</b>	<b>75</b>	<b>650</b>	<b>1350</b>	<b>2479.42</b>	<b>1316.33</b>	<b>5870.75</b>	
							Trash removal, cleaning
<b>t0084843</b>	<b>50</b>	<b>300</b>	<b>1180</b>		<b>1316.33</b>	<b>2846.33</b>	rent due to resident
2023	50	300	1180		1316.33	2846.33	losing subsidy for failure
<b>t0088237</b>	<b>25</b>	<b>350</b>	<b>170</b>	<b>2479.42</b>		<b>3024.42</b>	to comply with HQS
2023	25	350	170	2479.42		3024.42	Two/half months
<b>Grand Total</b>	<b>1303</b>	<b>2200</b>	<b>9746.09</b>	<b>4071</b>	<b>19163.3</b>	<b>1316.33</b>	rent/legal fees

**RESOLUTION 2024-23**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS** a list of Charge Off for Vacated Tenant Account Receivables as of January 12, 2024, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

**WHEREAS** the total charge-off for this period is \$37,799.82 which represents 29 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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Joel Dougherty, Vice 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 February 29, 2024.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

4.13. Resolution 2024-24 Vacant Property Security, DAWGS Inc.

# Memorandum

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To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: February 29, 2024

Re: Recommendation for Contract –Vacant Property Security

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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 with Door and Window Guard Systems, Inc (DAWGS, Inc) in an amount not to exceed \$800,000. This contract would be for a term of (18) eighteen months with OHA reserving the right to renew for (2) two additional (18) eighteen-month periods with the Board of Commissioner’s approval. Due to the quantity of material needed and the length of rental terms, all travel, installation, and removal costs have been waived by DAWGS, Inc. for the rental contract(s).

## EXPLANATION:

During the recent demolition process at Spencer Homes, OHA encountered many issues once the units were vacated and larger issues when the entire property was vacant. Despite numerous efforts, to include boarding up windows, staff check in’s, OHA staff drive-by assessments, as well as Public Safety patrols, there were numerous instances of breaking into units, damage done to the building structure, theft of materials and numerous public complaints of illegal illicit activity going on at this site. In an effort to combat encountering similar issues at Southside, OHA staff researched alternatives for door and window security. DAWGS, Inc. is a well-known supplier in the industry for this solution.

The materials provided by DAWGS, Inc are steel window and door coverings which, once installed, will completely cover the openings in the building. These are secured from the inside each unit with a steel bar spanning across the window opening and bolted to the exterior panel covering the window, forming a tight seal and preventing access via destruction of the window or door cover as is common with plywood. The door covers are mounted in a similar fashion but have a coded cypher lock that allows the doors to be opened for unit access by OHA staff as needed. These panels will also have insulation installed on the interior portion to prevent the potential freezing and bursting pipes in the winter months. The design of the covers and their method of attachment should make any unauthorized entries very difficult if not impossible.

## METHOD OF PROCUREMENT:

Housing Authority of Savannah (HAS) located in Savannah, Georgia solicited for Rental of Window and Door Security Screens for Vacant Property. Within the HAS contract is the Right of Joinder consideration section. This grants OHA the privilege, at the option of the Contractor, to utilize the solicitation and offered pricing as awarded to HAS.

**PROJECT COST:** The initial contract not to exceed \$800,000.00

**SOURCE OF FUNDS:** Property budget

**SPONSOR(S):** Jennifer Dexter, Procurement Manager  
Todd Blaufuss, Facilities Operations Manager  
Jody Holston, Director of Public Housing

**RECOMMENDED BY:** Joanie Poore, CEO

### Arbor Villa Vacant Security Rentals

Address	# Beds	March	April	May	June	July	August	September	October	November	December	January	February
		Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit	Cost per Unit
2502 S 61st St	3	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
2504 S 61st St	3	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
2506 S 61st St	2	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
2508 S 61st St	2	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
2510 S 61st St	2	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
2512 S 61st St	2	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
2514 S 61st St	3	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
2516 S 61st St	3		\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
6109 Arbor St	2		\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6111 Arbor St	2			\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6113 Arbor St	2			\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6115 Arbor St	2				\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6117 Arbor St	3				\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
6119 Arbor St	3					\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
6121 Arbor St	2					\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6123 Arbor St	2						\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6125 Arbor St	2							\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
6127 Arbor St	2								\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
Travel Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Installation Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Removal Costs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Projected Monthly Total Costs</b>		<b>\$1,630.00</b>	<b>\$2,100.00</b>	<b>\$2,540.00</b>	<b>\$3,010.00</b>	<b>\$3,480.00</b>	<b>\$3,920.00</b>	<b>\$4,140.00</b>	<b>\$4,140.00</b>	<b>\$4,140.00</b>	<b>\$4,140.00</b>	<b>\$4,140.00</b>	<b>\$4,140.00</b>

**Overall Total Projected Site Cost \$41,520.00**

**Southside Terrace Vacant Security Rentals**

	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August
	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month	Cost per Month
	\$15,827.00	\$19,159.00	\$19,159.00	\$22,491.00	\$25,823.00	\$29,155.00	\$32,487.00	\$35,819.00	\$39,151.00	\$42,483.00	\$45,815.00	\$49,147.00	\$52,479.00	\$55,811.00	\$59,143.00	\$62,475.00	\$65,807.00	\$69,139.00

Travel Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Installation Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Removal Costs	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

<b>Projected Monthly Total Costs</b>	<b>\$15,827.00</b>	<b>\$19,159.00</b>	<b>\$19,509.00</b>	<b>\$22,491.00</b>	<b>\$25,823.00</b>	<b>\$29,155.00</b>	<b>\$32,487.00</b>	<b>\$35,819.00</b>	<b>\$39,151.00</b>	<b>\$42,833.00</b>	<b>\$45,815.00</b>	<b>\$49,147.00</b>	<b>\$52,479.00</b>	<b>\$55,811.00</b>	<b>\$59,143.00</b>	<b>\$62,475.00</b>	<b>\$65,807.00</b>	<b>\$69,139.00</b>
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Overall Projected Site Costs    \$742,070.00

Overall Total Projected Cost for Both Properties    \$783,590.00

**RESOLUTION NO. 2024 – 24**  
**CONTRACT FOR VACANT PROPERTY SECURITY**

**WHEREAS**, staff of the Housing Authority of the City of Omaha (OHA) recommends contracting for Door and Window Guard Systems, Inc (DAWG, Inc.) services for door and window security at the vacant Southside Terrace location;

**WHEREAS**, this vendor was procured by the Housing Authority of Savannah (HAS) of Savannah, GA. The HAS contract includes Right of Joinder terms which allows OHA to use the solicitation and pricing offered to HAS. The procurement process was conducted in accord with HUD regulations and OHA policies;

**WHEREAS**, OHA staff researched alternatives for door and window security. DAWGS, Inc. is a well-known supplier in the industry for this solution. The materials provided by DAWGS, Inc are steel coverings which, once installed, will completely cover the openings in the building preventing similar issues encountered at Spencer Homes; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with DAWGS, Inc. in an amount not to exceed \$800,000 and for a contract term of 18 months with an option to renew for two additional 18-month terms, to provide door and window security;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with DAWGS, Inc in an amount not to exceed \$800,000, and for a contract term of 18 months with an option to renew for two additional eighteen month terms, to provide door and window security services.

\_\_\_\_\_  
Joel Dougherty, Vice 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 February 29, 2024.

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

4.14. Resolution 2024-25 Dedication of 2865 Bristol to City of Omaha

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: February 29, 2024  
Re: Dedication of 2865 Bristol to City of Omaha

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (OHA) staff recommends the OHA Board of Commissioners authorize the dedication of 2865 Bristol Street to the City of Omaha.

## **EXPLANATION:**

In October 2022, OHA acquired a dilapidated house at 2865 Bristol Street for the purpose of creating a through connection on 29<sup>th</sup> Street between Bristol Street and Spencer Street. The connection is strategically important to the redevelopment of the Spencer Homes site and will provide greater connectivity between the redeveloped site and the broader neighborhood. The house at 2865 was demolished prior to construction commencing on Kennedy Square East.

Dedicating 2865 Bristol to the City of Omaha will facilitate the construction of a public street to be owned and maintained by the City of Omaha.

**SPONSOR:** Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 -25**  
**DEDICATION OF 2865 BRISTOL STREET**

**WHEREAS**, in October 2022, the Housing Authority of the City of Omaha acquired 2865 Bristol Street for the purpose of connecting Spencer Street to Bristol Street via 29<sup>th</sup> Street.

**WHEREAS**, the connection between Bristol Street and Spencer Street through 29<sup>th</sup> Street is strategically important to the redevelopment of Spencer Homes.

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners authorize the dedication of 2865 Bristol Street to the City of Omaha for the purpose of the construction of a public street to be maintained by the City of Omaha.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes the dedication of 2865 Bristol Street to the City of Omaha and hereby authorizes the CEO, Joanie Poore, to take such actions and execute such documents as necessary to effectuate the dedication.

\_\_\_\_\_  
Joel Dougherty, Vice 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 special meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held February 29, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

## 5. DEPARTMENT REPORTS AND DISCUSSION ITEMS

### 5.1. Housing Choice Voucher Program

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: February 29, 2024  
 Re: Monthly Utilization Report

**PERIOD ENDING DECEMBER 31, 2023**

All Vouchers	Utilization 2023	Allocation	Issued Current Month	Oct	Nov	Dec	Current Mo % Leased
	All Other Vouchers	4978	69	3633	3592	3575	71%
Emergency Vouchers	142	0	107	106	103	73%	
Fair Share Vouchers	24	0	0	0	0	0%	
HA Owned Vouchers	22	0	20	21	22	100%	
Home Ownership Vouchers	65	0	63	63	65	100%	
Incremental Vouchers	20	0	0	0	0	0%	
Mainstream Vouchers	115	0	98	97	96	83%	
PBV VASH Vouchers	30	0	30	30	36	100%	
Portable Vouchers	71	59	76	71	71	100%	
Project Based Vouchers	201	0	151	164	164	81%	
Tenant Protection Vouchers	169	0	170	170	169	100%	
VASH Vouchers	157	29	103	105	104	67%	
<b>Total Vouchers</b>	<b>5944</b>	<b>121</b>	<b>4451</b>	<b>4409</b>	<b>4405</b>	<b>74%</b>	

Other Housing	Utilization 2023	Allocation	Issued	Oct	Nov	Dec	Current Mo % Leased
	HOME TBRA	23	10	19	23	23	100%
Mod Rehab	36	1	34	34	32	89%	

HUD Delinquency Rate	SEMAP	Oct	Nov	Dec
	95%	96.52%	93.66%	93.66%

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: February 29, 2024  
 Re: Monthly Utilization Report

**PERIOD ENDING DECEMBER 31, 2023**

**HQS INSPECTION SUMMARY**

<b>2023</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Section 8 Pass	204	248	182	182	137	150	224	223	236
Section 8 Fail	159	210	189	214	212	188	153	143	163
Section 8 Follow ups	167	265	223	243	269	269	248	169	178
Quality Control Pass	6	3	6	6	6	6	10	6	0
Quality Control Fail	3	5	2	3	2	2	2	4	0
Special, Complaint, Inconclusive	27	9	16	14	19	8	20	9	11
<b>Monthly Total S8 Inspections Conducted</b>	<b>566</b>	<b>740</b>	<b>618</b>	<b>662</b>	<b>645</b>	<b>623</b>	<b>657</b>	<b>554</b>	<b>588</b>

<b>2023 Public Housing</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Monthly Total PH Inspections Conducted								32	89

<b>5/22/2023 Weather Extension Results</b>	<b>May</b>								
Pass		59*							
Fail		30*							

\* included in monthly totals

## 5.2. Asset Management (Public Housing)

# OHA Board Report Summary

## Asset Management – February 2024 Board Meeting

### PHAS

OHA's MASS (Management Assessment Subsystem) score **increased** from 14.1 in December to 15.9 in January, which is considered standard performance. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). One property achieved 22 points this month (SCSW).

### Occupancy

The overall occupancy rate for public housing **increased** from 96% in December to 96.5% in January. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 12 of 23 properties achieved occupancy rates of 98% or higher.

Occupancy rates for affordable housing remained the same at 83.8%. Market-rate housing occupancy decreased to 75%. Arbor Villa is no longer leasing due to CNI South redevelopment efforts, which is impacting overall occupancy at the Villas.

### Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.68 to 0.83. Past due rent in public housing increased by \$101k. Tenant revenue remained near the same. An increase in past due rent is expected to continue throughout March. Non-payment eviction actions resumed beginning in February.

### Maintenance

On-time work order completion rates for work orders remained the same at 58%. The total number of outstanding work orders has decreased from 2,335 to 1,863. Southside completed a REAC inspection in February but hasn't received a score yet. Jackson and Farnam are both scheduled.

## **Capital Improvements**

The obligation date for the 2020 capital fund grant (due 3/25/24) has been met. The obligation date for the 2022 grant is 5/11/24 and it is on track to be met with projects that are currently in the procurement phase and will go to the board for approval in the next few months.

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

#### **Towers**

- Security Fencing at Park South – in progress
- Park South & Jackson Boiler Replacement – pending parts
- Security Enhancements (Access Control/Cameras) – 9 locations completed; Pine scheduled
- A&E Design for Plumbing Stacks at Towers & Farnam – anticipated completion in 3/2024
- Mold Remediation at Crown Tower (Phase 1) – Anticipated completion 2/2024
- Carpet Removal at Crown and Evans – anticipated completion in 2024
- Elevator Cell Dialer - Anticipated completion 2/2024
- Boiler/Water Damage Repairs at Jackson
- HVAC Coil Replacements at Crown

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

- Window Replacement at Spencer 57 Replacements – anticipated completion 4/2024
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – in progress
- Southside concrete repairs – anticipated completion 3/24
- Southside roof/gutter repairs - anticipated completion 2/24

#### **Single Family**

- Scattered Site Southeast Hail Damage Repairs – anticipated completion in 02/2024
- Lead Based Paint Remediation at Scattered Sites – anticipated completion in 03/2024
- Lead Based Paint Bath Remodels at Scattered Sites – anticipated start 07/2024
- Electrical Panel Replacements - awarded

#### **All Sites**

- Capital Needs Assessment – ParkVilla, Alamo, Cherry Tree, & NOAH – developing schedule
- Lead Risk Assessments – developing schedule
- Radon Testing - developing schedule

#### **Planning Phase**

- Kay Jay Exterior Painting – re-developing scope
- Security Doors/Camera Repairs at Chambers – getting bids
- Roofing/Siding at Single Family Homes – soliciting bids

- Water Heater Replacement at Single Family Homes – soliciting bids
- HVAC Replacement at Single Family Homes – soliciting bids
- Decks at Single Family Homes – developing scope
- Windows at Single Family Homes – developing scope
- NSPIRE Code Updates (GFCI & Smoke/CO Detectors) - obtaining bids

## OHA Maintenance Report 1/31/2024

Region	Property	Physical Conditions			Work Orders Completion						Make Ready
		PASS Points (of 40)	2022 REAC Score	2023 REAC Score	Total Complete	% Complete On-Time	# Open	Prev Mo % Open	% Open / Units	# Open Trend	# 60+ Days
North	Evans	28.8	72		22	114%	4	65%	4%	↓	2
	Florence	33.2	83		33	76%	19	179%	18%	↓	1
	Underwood	32.8	82		46	59%	22	88%	21%	↓	0
North Central	Benson	34	85		107	57%	48	41%	34%	↓	3
	Crown	35.2	88		45	120%	10	5%	7%	↓	0
Central	Jackson	23.2	58	Sched	151	112%	1	4%	0%	↓	7
	ParkSouth	38	78	95	108	81%	222	112%	100%	↓	16
South	Pine	34.4	86		139	31%	90	78%	63%	↓	2
	KayJay	28.8	72		125	67%	24	118%	21%	↓	0
	Highland	28.8	72		125	67%	24	47%	23%	↓	1
SS	Southside	21.2	53	Pend	256	68%	68	25%	19%	↓	n/a
Single Family	SCNE	25.6	64		460	25%	493	193%	219%	↑	0
	SCSE	27.2	68		193	22%	173	123%	126%	↑	0
	SCNW	28	70		272	25%	209	188%	182%	↓	0
	SCSW	17.2	43		137	27%	102	143%	136%	↓	0
Multi Family	Keystone	24.8	62		92	17%	89	211%	241%	↑	0
	Chambers	37.2	26	93	161	32%	57	25%	178%	↑	0
	Farnam	22.4	56	Sched	31	74%	10	70%	50%	↓	5
	ParkVilla	NA	NA		11	55%	8	92%	33%	↓	0
	NOAH	25.6	64		27	22%	38	3%	158%	↑	0
	Crown1	36.8	40	92	9	78%	16	75%	100%	↑	0
	Crown2	33.2	63	83	8	38%	12	50%	100%	↑	0
	Bayview	36	69	90	17	47%	29	125%	242%	↑	1
	Villas	NA	NA	NA	38	50%	33	72%	103%	↑	1
Trades	Paint	NA	NA	NA	81	72%	62	NA	NA	NA	NA
	PestControl	NA	NA	NA	1,330	85%	0	NA	NA	NA	NA
<b>OHA PASS Score</b>		<b>28.2</b>	<b>TOTAL / AVE</b>			<b>58%</b>	<b>1863</b>	<b>21</b>	<b>↓</b>	<b>1%</b>	<b>2</b>

## OHA Property Management Report January 31, 2024

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 Cash Flow	MASS Points (of 25)
Towers	Florence Tower	106	1	1	99.1%	-	\$ 36,612	\$ 24,616	1.41	1.49	↑	\$ (12,334)	\$ (2,885)	\$ (9,449)	\$ (3,474)	21
	Benson Tower	143	8	8	94.4%	-	\$ 53,167	\$ 27,760	1.41	1.92	↑	\$ (21,329)	\$ (16,032)	\$ (5,297)	\$ (9,329)	13
	Jackson Tower	207	19	12	94.7%	↑	\$ 64,374	\$ 42,481	1.26	1.52	↑	\$ (53,639)	\$ (24,672)	\$ (28,967)	\$ (38,340)	13
	Park South Tower	221	18	15	93.2%	↑	\$ 45,240	\$ 47,278	0.82	0.96	↑	\$ (45,995)	\$ (27,210)	\$ (18,785)	\$ (27,065)	8
	Highland Tower	106	1	1	99.1%	-	\$ 26,712	\$ 24,842	0.77	1.08	↑	\$ (17,956)	\$ (8,818)	\$ (9,138)	\$ (8,604)	21
	Pine Tower	143	9	10	93.0%	↓	\$ 17,687	\$ 23,616	0.55	0.75	↑	\$ (22,213)	\$ (2,367)	\$ (19,846)	\$ (11,570)	9
Elderly	Evans Tower	110	4	4	96.3%	-	\$ 45,209	\$ 30,063	1.59	1.50	↓	\$ (22,798)	\$ (2,579)	\$ (20,219)	\$ (19,187)	17
	Crown Tower	149	21	18	87.1%	↑	\$ 27,664	\$ 35,502	0.87	0.78	↓	\$ (45,227)	\$ (37,083)	\$ (8,144)	\$ (12,938)	5
	Underwood Tower	104	0	0	100.0%	-	\$ 11,609	\$ 31,929	0.15	0.36	↑	\$ (17,068)	\$ (3,750)	\$ (13,318)	\$ (9,672)	21
	Kay Jay Tower	117	0	1	99.1%	↓	\$ 8,214	\$ 33,811	0.13	0.24	↑	\$ (12,538)	\$ (4,667)	\$ (7,871)	\$ (4,343)	20
Multi-Family	Southside	356	0	0	100.0%	-	\$ 30,236	\$ 67,364	0.34	0.45	↑	\$ (77,821)	\$ (87)	\$ (77,734)	\$ (66,383)	21
	Chambers Court	32	1	1	96.9%	-	\$ 26,566	\$ 31,862	0.79	0.83	↑	\$ (21,077)	\$ (15,177)	\$ (5,900)	\$ (5,455)	NA
	Farnam	20	1	0	100.0%	↑	\$ 11,801	\$ 8,715	0.68	1.35	↑	\$ 69	\$ 1,472	\$ (1,403)	\$ 4,423	NA
	Park Villa	24	0	1	95.8%	↓	\$ 10,854	\$ 9,248	1.41	1.17	↓	\$ (759)	\$ 8,569	\$ (9,328)	\$ (759)	12
	Bayview	12	1	1	91.7%	-	\$ 14,868	\$ 5,920	1.42	2.51	↑	\$ 2,904	\$ 7,434	\$ (4,530)	\$ 3,711	NA
Single Family Homes/ Duplexes	Scat-Site North East	225	11	8	96.4%	↑	\$ 64,031	\$ 80,986	0.62	0.79	↑	\$ 17,822	\$ (19,719)	\$ 37,541	\$ 28,349	16
	North Omaha Homes	24	1	0	100.0%	↑	\$ 19,736	\$ 10,465	2.10	1.89	↓	\$ (6,702)	\$ (2,624)	\$ (4,078)	\$ 7,801	NA
	Crown I	16	0	0	100.0%	-	\$ 2,853	\$ 6,434	0.45	0.44	↓	\$ 4,766	\$ 3,221	\$ 1,545	\$ 5,282	NA
	Crown II	12	0	0	100.0%	-	\$ 1,900	\$ 4,109	0.28	0.46	↑	\$ (785)	\$ (1,881)	\$ (1,096)	\$ 2,878	NA
	Scat-Site South East	137	1	2	98.5%	↓	\$ 21,860	\$ 56,205	0.27	0.39	↑	\$ 6,199	\$ (1,755)	\$ 7,954	\$ 14,023	20
	Scat-Site North West	115	0	2	98.3%	↓	\$ 26,770	\$ 53,653	0.39	0.50	↑	\$ 6,679	\$ 7,157	\$ (478)	\$ 10,650	20
	Keystone Crown Creek	37	1	1	97.3%	-	\$ 4,389	\$ 14,635	0.46	0.30	↓	\$ (12,194)	\$ (21,684)	\$ 9,490	\$ 4,407	NA
	Scat-Site South West	75	1	1	98.7%	-	\$ 9,008	\$ 31,296	0.14	0.29	↓	\$ 6,840	\$ 7,553	\$ (713)	\$ 10,974	22
<b>Total</b>		<b>2491</b>	<b>99</b>	<b>87</b>	<b>96.5%</b>	<b>↑</b>	<b>\$ 581,360</b>	<b>\$ 702,790</b>	<b>0.68</b>	<b>0.83</b>	<b>↑</b>	<b>\$ 100,416</b>	<b>\$ (81,200)</b>	<b>\$ 180,552</b>	<b>\$ 321,484</b>	<b>15.9</b>



5.3. Housing in Omaha, Inc.

5.4. River City Housing Connections

5.5. Compliance

# Memorandum

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To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: February 29, 2024

Re: Compliance Department Update- January 2024

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## Intake Department

During the month of January, 462 families applied for public housing. There was a total of 55 approved applications in January. The breakdown for approved applications is 49 one-bedrooms, 3 two-bedrooms, 1 three-bedroom and 2 four-bedrooms. There were 1 new application for Farnam Apartments and 3 for Chambers Court straight tax credit apartments. An application was approved for the one vacant unit at the North Villas.

There were 98 applications withdrawn from the waiting list during January with 70 for no response, 2 for refusing housing offer given, 16 for applicant requests, 5 not eligible to apply and 15 for failed background checks.

During January and continuing throughout February, the majority of the applicants selected from the Public Housing wait list were for one-bedroom vacancies in order to fill the current vacant ready units.

A current Housing Clerk staff was promoted to Leasing Coordinator in the Property Management area. After reviewing current staffing levels, we determined an Administrative Assistant position would be added to the department for the pre-application processing area and the Housing Clerk currently handling those duties would strictly concentrate on processing selected applicants.

## Recertifications

HUD's monthly Re-examination Delinquency Report for January declined further and is now at 92.55%. We anticipate the numbers to be low as we work on caseloads for open staff positions and while new staff hired are trained. Housing Compliance Specialists and Quality Control Specialists were all assigned a "Hot File" list to complete the oldest files. The files on the hot lists are generally the files from our Open Position caseloads. The work is being monitored on a weekly basis to ensure any issues encountered in completing files can be addressed quickly.

The interim completion rate is at 78% for the interims reported between January and October. Outstanding interim files are also part of the "Hot File" lists. The completion of interim reported income changes continues to be an emphasis in the department.

One Housing Compliance Specialist is currently going through training and one prior Housing Compliance Specialist returned to our department and going through a re-training process. We are still interviewing for one Housing Compliance Specialist position and are in the process of hiring a Quality Control Specialist.

The 2024 Public Housing Utility Allowance was updated, and a 60-day resident notice was mailed out 12/29/23 and posted on OHA's Website, with a 30-day comment period through January 31, 2024. No

comments were received. I attended the February Central Advisory Committee meeting and discussed the changes to the utility allowances and the flat rent amounts that start March 1, 2024.

Process Improvements

During the month of January, Nicole worked with staff from FSS, Intensive Services, Section 8, Property Management, Compliance, Finance and PH Intake departments on forms, reports, data clean up, Yardi upgrades/testing and OHA website updates. Rent Café training sessions were conducted for Section 8 and Compliance staff. There were 20 cases submitted to Yardi. In addition, worked on creating and updating Standard Operation Procedures (SOPs) for best practices for areas in Yardi Voyager and Rent Café.

There were 152 requests from staff for assistance as outlined below:

Requests by Department/Product:

Capital Improvements	4
Compliance	8
Executive	1
Finance	9
FSS	2
HR	5
Inspections	3
Intensive Services	3
IT	3
Legal	2
Maintenance	14
PH Intake	17
Property Management	33
Procurement	2
Section 8	46

Adobe
Apricot 360
Aspire
DocuSign
Microsoft
Yardi Mobile Maintenance
OHA Website
Outlook
Yardi P2P
Power Point
Yardi Rent Cafe
SharePoint
Yardi Voyager
icrosoft Word
YardiOne
Yardi Market Place

# Memorandum



To: The Board of Commissioners  
 From: Susan Gilroy, Director of Compliance  
 Date: February 29, 2024  
 Re: Intake Approved Applications January 2024

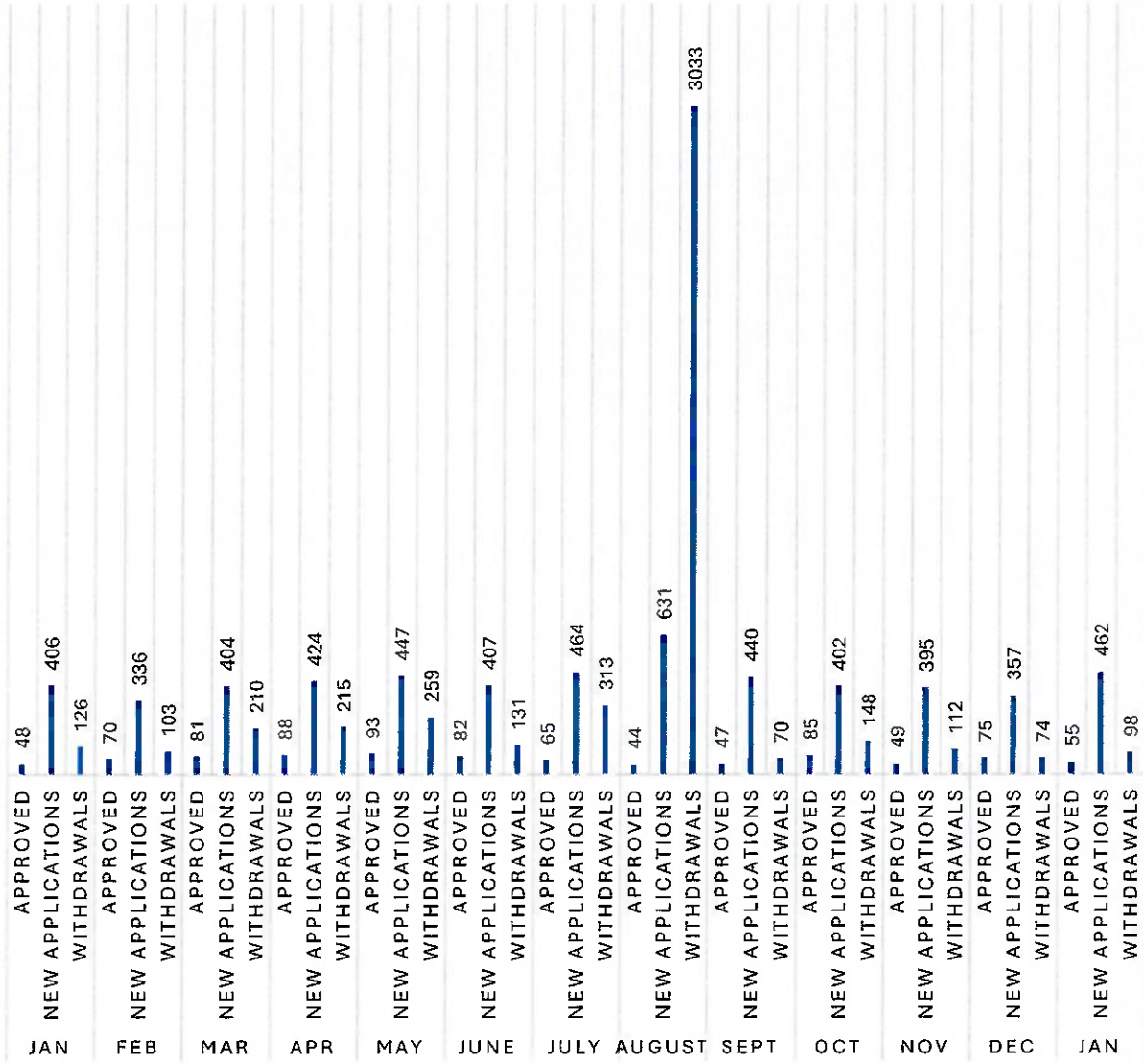
**Intake Department  
 Month of January 2024**

New Public Housing Applications	<b>462</b>
New Villas Housing Applications	<b>0</b>
New Farnam Straight Tax Credit Housing Applications	<b>1</b>
New Chambers Straight Tax Credit Housing Applications	<b>3</b>
Approved Public Housing Applications	<b>55</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>

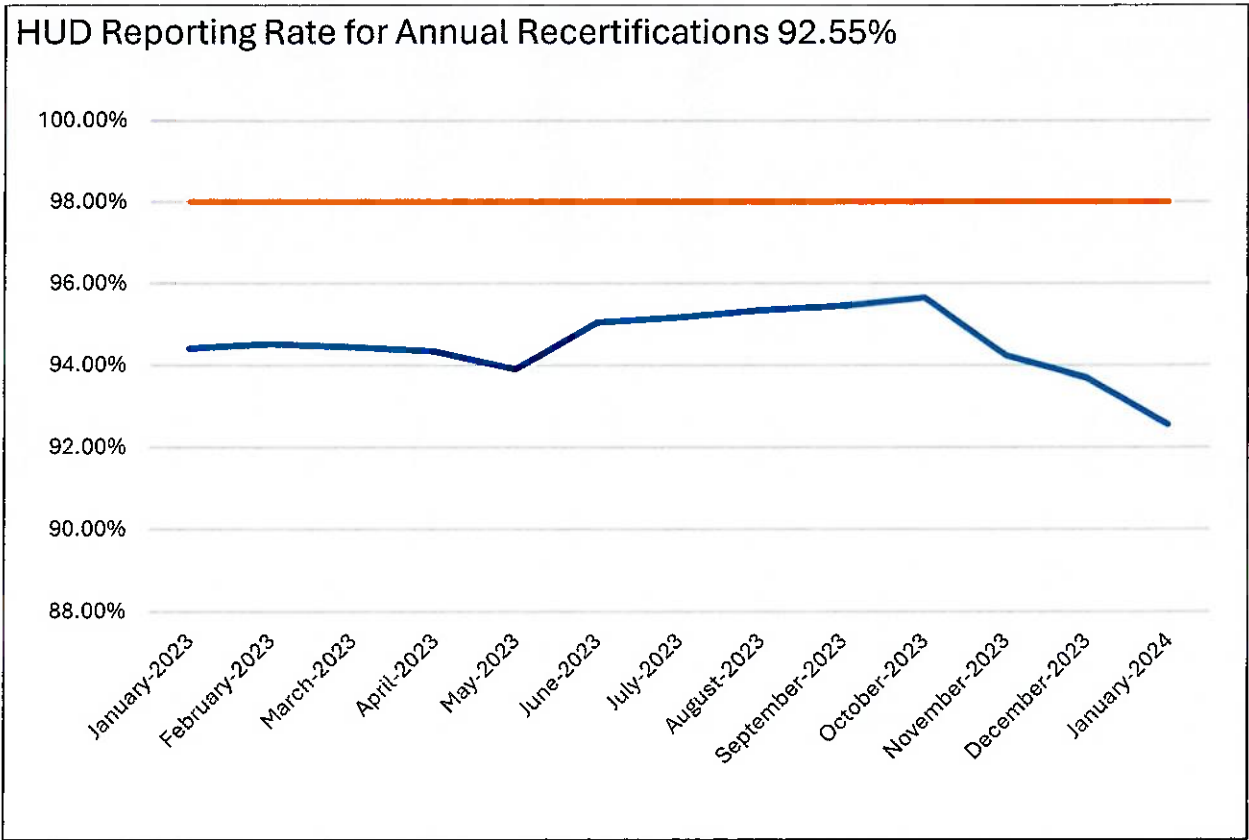
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
	<b>49</b>	<b>3</b>	<b>1</b>	<b>2</b>
<b>Villas Applications Approved</b>				
	Two	Three		
North Villas	<b>0</b>	<b>1</b>		
Arbor Villa	<b>0</b>	<b>0</b>		
<b>Chambers Court Straight Tax Credit Applications Approved</b>				
	One	Two	Three	Four
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Farnam Apartments Straight Tax Credit Applications Approved</b>				
	Two	Three		
	<b>0</b>	<b>0</b>		

Applications Withdrawn from PH Wait List	98	
No Response During Full Application Process	70	
Refused Unit Offer	2	
Not Eligible to Apply	5	
Failed Background Check	15	
Applicant Request	6	

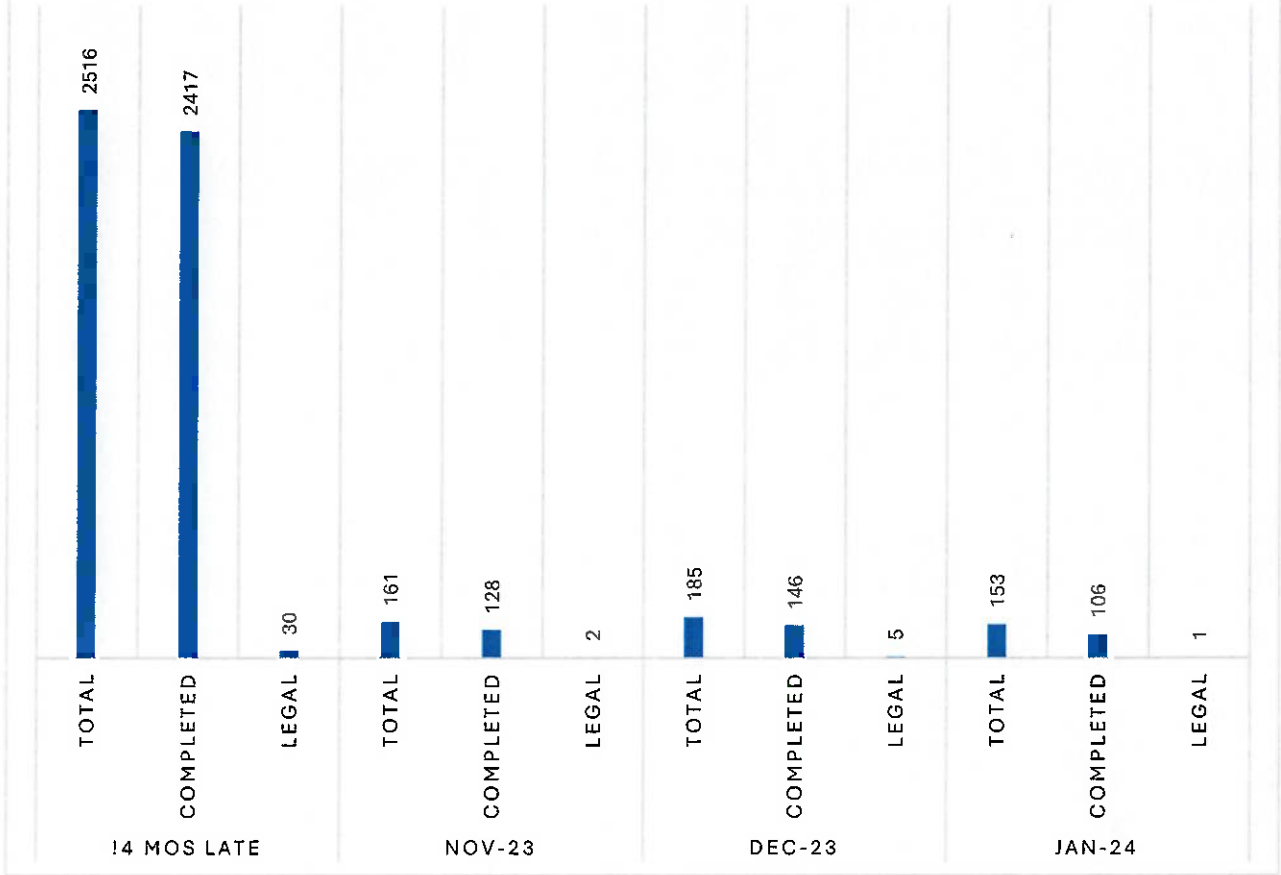
# PUBLIC HOUSING INTAKE WAITING LIST JANUARY 2024



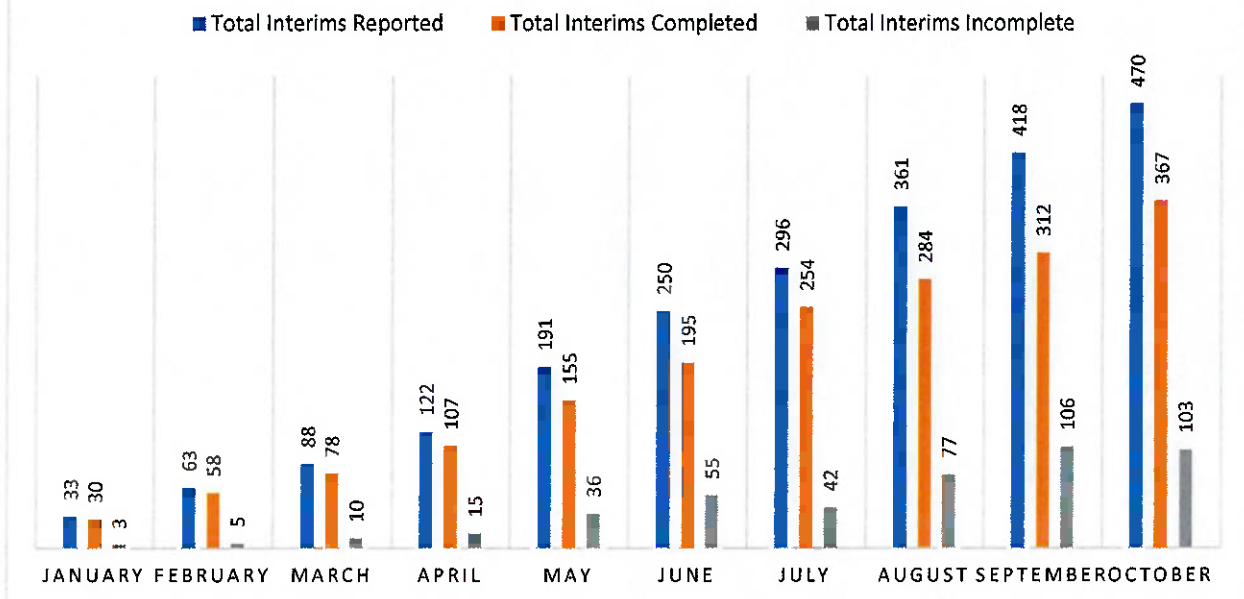
	HUD Goal
	Actual



# ANNUAL RECERTIFICATION STATUS JANUARY 2024



## INTERIM COMPLETION RATE JANUARY - OCTOBER 2023

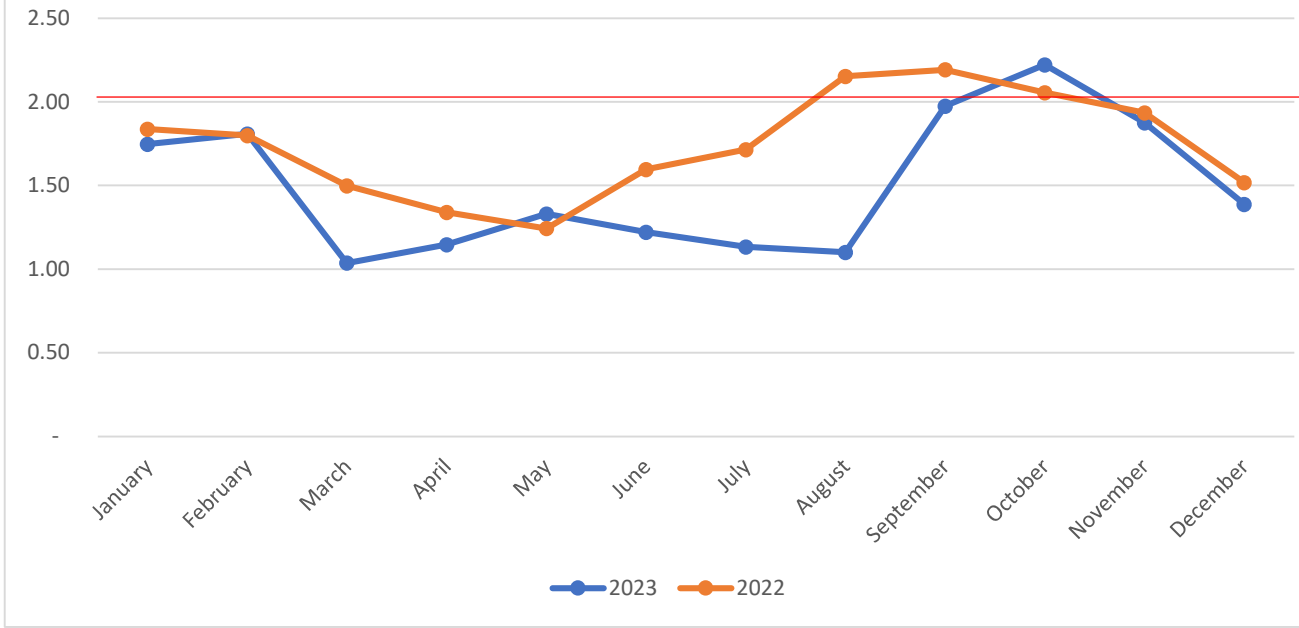


52 residents reported new changes during the month of September. Housing Compliance Staff continued completion of many outstanding carryover files during this month. Overall, staff processed a total 55 interim files over the month.

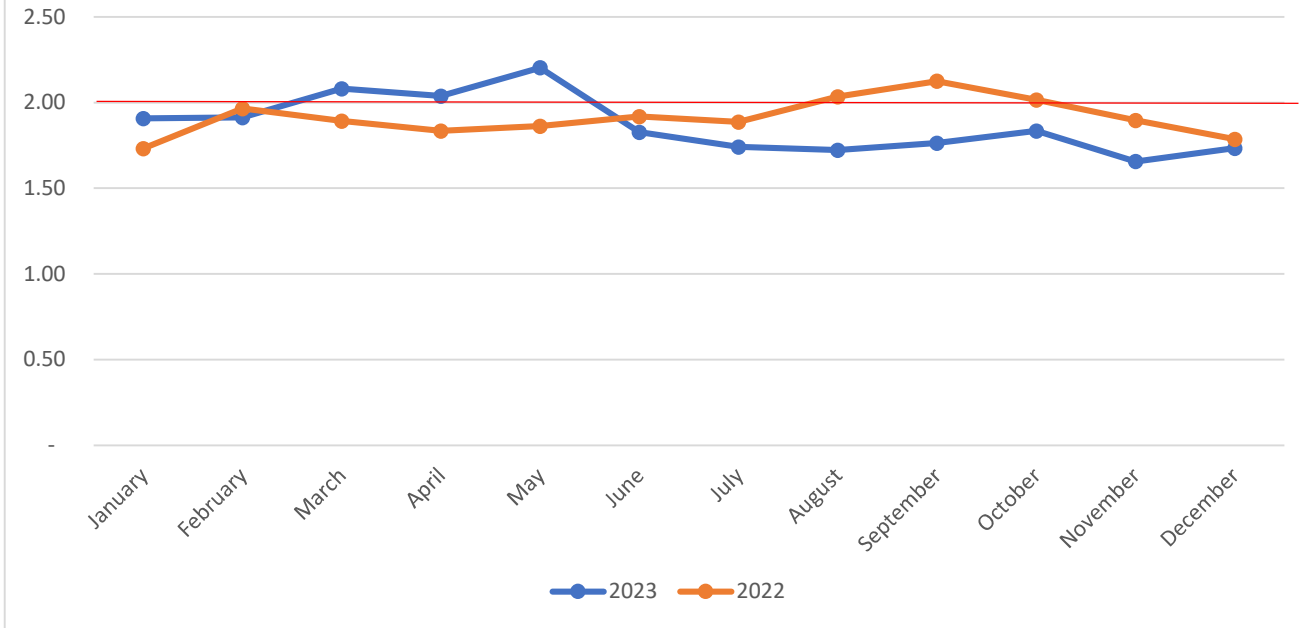
The cumulative monthly breakdown will show the progress of completion for the carryover files.

## 5.6. Financials

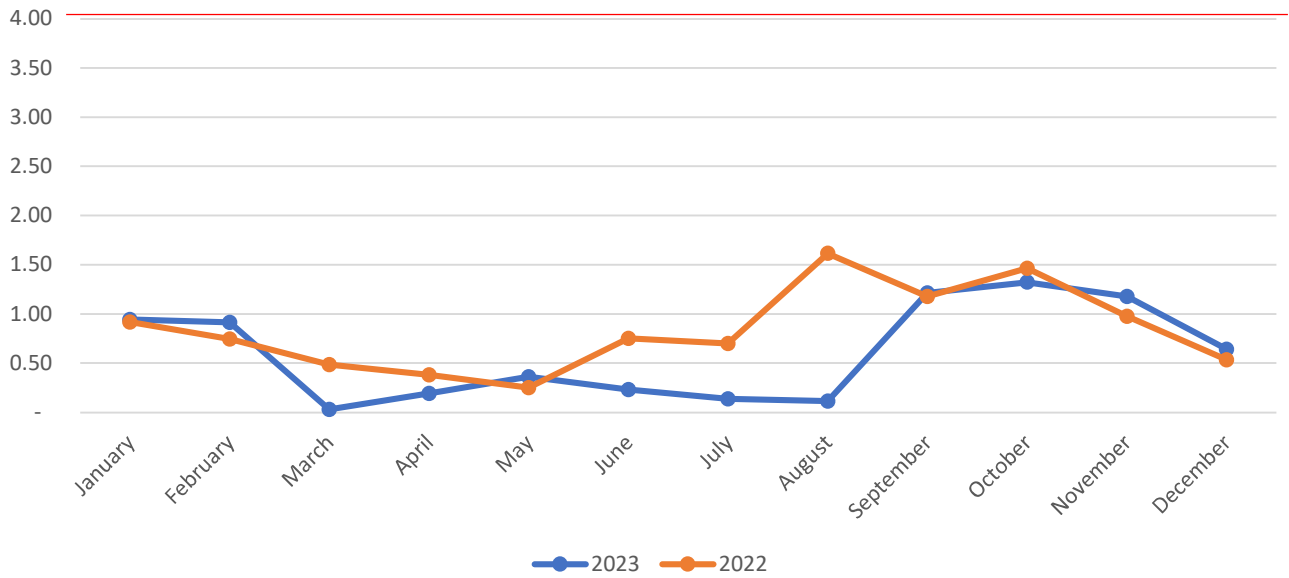
Quick Ratio Comparison  
Public Housing



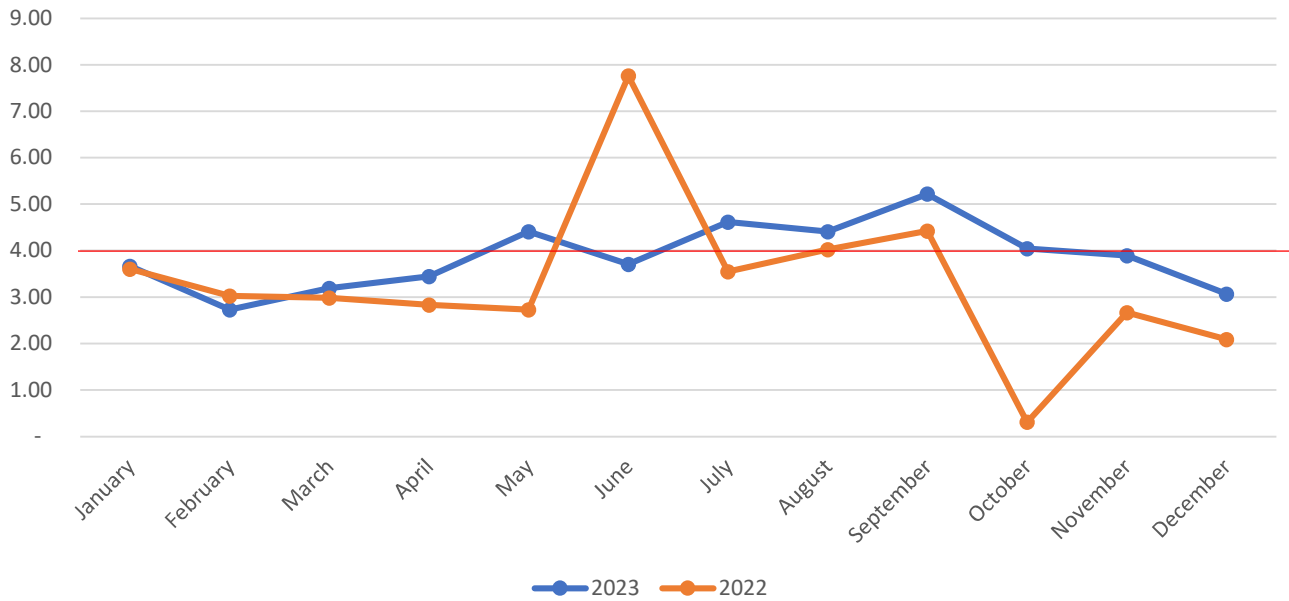
Quick Ratio Comparison  
Agency Wide



MENAR Comparison  
Public Housing



MENAR Comparison  
Agency Wide



# Memorandum



To: Board of Commissioners  
From: Neal Greenberg, Interim CFO  
Date: February 26, 2024  
Re: Finance Report

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## AGENCY BALANCE SHEET

### **December 2023:**

**Cash** position had a decrease of **(\$232,026)**.

- Public Housing (PH): had a decrease of **(\$509,420)**.
- HIO: had a decrease of **(\$45,798)**.
- Section 8 operating: had an increase of **\$422,028**.
- Central Office: had a decrease of **(\$93,407)**.

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

**Accounts Receivable** had an increase of **\$164,598**.

- Operating A/R had an increase of **\$203,985**.
- A/R Inter-property had a decrease of **(\$3,454)**.
- Tenant Receivables had a decrease of **(\$31,286)**.
- A/R Promissory Notes had a decrease of **(\$4,647)**.

**Prepaid Assets** had a decrease of **(\$1,937,646)**. Mostly a yearend true-up between Unearned Income and Prepaid Other.

**Fixed Assets** had a decrease of **(\$49,124)**.

- Building Improvements – Totaled **\$198,487**.
  - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **(\$247,611)**.

**Total Liabilities** had a decrease of **(\$1,985,369)**. Mostly a yearend true-up between Unearned Income and Prepaid Other.

**Current Liabilities** had a decrease of **(\$1,921,794)**. Mostly a yearend true-up between Unearned Income and Prepaid Other.

- Accounts Payable had a decrease of **(\$37,406)**.
- Unearned Revenue had a decrease of **(\$2,176,109)**. Mostly a yearend true-up between Unearned Income and Prepaid Other.
- A/P General Partner had no change.
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had an increase of **\$262,684**.
- Inter-fund Payable had an increase of **\$30,080**.

# Memorandum



To: Board of Commissioners  
From: Neal Greenberg, Interim CFO  
Date: February 26, 2024  
Re: Finance Report

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## AGENCY BUDGET COMPARISON

**Revenue** was unfavorable to budget MTD by **(5,095,094)**

- Budgeted for the gain on sale of the scattered-site properties (NE, NW, SE, SW, Villas 56) – **(\$5,712,345)**.
- We received Capital Funding of **\$157,940** in Hard costs vs **\$1,030,950** budgeted and **\$862,784** in soft costs vs **\$306,915** Budgeted.

**Total Expenses** were unfavorable to budget MTD by **(\$895,444)**.

**Admin Expenses:** MTD budget variance was unfavorable to budget by **(\$313,801)**.

**Resident Service Expenses:** MTD budget variance was unfavorable **(\$80,095)**.

**Utility Expenses:** MTD budget variance was unfavorable **(\$178,905)**.

**Maintenance Expenses:** MTD budget variance was unfavorable to budget by **(\$74,416)**.

**Protective Services Expenses:** MTD budget variance was unfavorable to budget by **(\$57,949)**.

**General Expenses:** MTD budget variance was unfavorable **(\$35,289)**. Bad Debts posted were **\$94,600**.

### December 2023:

- **Adjusted Net Operating Income/ (Loss)** MTD was **(\$217,276)** with an unfavorable budget variance of **(\$5,899,779)** Budgeted Gain on Sale of public housing property didn't materialize, which was \$5,019,247 of this variance. There also was adding and subtracting back non-cash transactions which includes depreciation expense of **\$247,611**.

### **Public Housing:**

- The MTD adjusted net operating income/ (loss) **(\$610,335)** and the budget variance was favorable **\$2,629,074**. Transfer of property expenses did not occur.
- **HIO:**
  - The MTD adjusted net operating income/ (loss) **(\$130,364)** and the budget variance was unfavorable **(\$819,266)**. Revenues were almost \$700,000 off from budget.
- **Central Office**
  - Adjusted Net Operating Income/ (Loss) MTD was **(\$398,357)** budget variance was unfavorable by **(\$8,243,118)**. This is a result of **\$8,088,900** budgeted transfers in that didn't take place.
- **Section 8 HAP:**
  - Adjusted Net Operating Income MTD was **\$532,119**. The budget variance was favorable **\$532,588**.
- **Section 8 Admin:**
  - Adjusted Net Operating Income/ (Loss) MTD was **(\$129,332)**. The budget variance was unfavorable **(\$88,366)**.

# Memorandum

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To: Board of Commissioners  
From: Neal Greenberg, Interim CFO  
Date: February 26, 2024  
Re: Finance Report

---

## Year 2023:

- **Adjusted Net Operating Income** was **\$2,234,115**. Taking out the budgeted Gain on Asset Sale that had a low probability of occurring and didn't occur, there was a favorable budget variance of about **\$3,788,143**.

## **Public Housing:**

- YTD Adjusted Net Operating Income/ (loss) (**\$74,656**) with a favorable **\$1,643,656** budget variance. Transfer of property expenses did not occur.
- **HIO:**
  - YTD Adjusted Net Operating Income / (loss) was (**\$755**) with an unfavorable budget variance of (**\$792,701**). Revenues were almost \$700,000 off from budget in December.
- **Central Office**
  - YTD Adjusted Net Operating Income/ (Loss) was (**\$688,363**) with an unfavorable budget variance of (**\$8,478,077**). This is a result of **\$8,088,900** budgeted transfers in that didn't take place.
- **Section 8 HAP:**
  - YTD Adjusted Net Operating Income was **\$368,120**. The budget variance was favorable **\$362,562**.
- **Section 8 Admin:**
  - YTD Adjusted Net Operating Income was **\$257,273**. The budget variance was favorable **\$31,516**.

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
<b>100-0000 ASSETS</b>					
119-0000 CASH AND CASH EQUIVALENTS	12,569,968	12,801,994	(232,026)	12,306,271	263,697
125-1999 OTHER ACCOUNTS RECEIVABLE	1,111,795	907,810	203,985	919,582	192,213
125-9900 A/R INTER-PROPERTY	707,337	710,791	(3,454)	637,585	69,752
126-9999 A/R - TENANT	603,428	634,714	(31,286)	315,610	287,818
127-9999 A/R PROMISSORY NOTES	3,076,895	3,081,543	(4,647)	3,121,694	(44,799)
129-9999 ACCRUED INTEREST RECEIVABLE	148,196	148,196	0	148,196	0
142-9999 PREPAID ASSETS	198,883	2,136,559	(1,937,676)	257,597	(58,714)
144-5999 INTER-FUND DUE FROM	2,378,136	2,689,609	(311,473)	2,396,813	(18,677)
150-0000 TOTAL CURRENT ASSETS	20,794,639	23,111,216	(2,316,577)	20,103,349	691,290
168-9999 FIXED ASSETS	31,812,439	31,861,563	(49,124)	32,303,306	(490,867)
171-9999 NOTES RECEIVABLE	1,347,673	1,347,673	0	1,347,673	0
172-9999 LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
174-0198 TAX CREDIT FEES	71,655	71,655	0	71,655	0
174-0299 PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
174-1999 ACCUMULATED AMORTIZATION	(4,416,383)	(4,416,383)	0	(4,416,383)	0
175-5000 LT INTER-PROPERTY	855,563	875,765	(20,202)	925,765	(70,202)
177-0000 INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
180-0000 TOTAL NON-CURRENT ASSETS	38,665,202	38,734,528	(69,326)	39,226,271	(561,069)
190-9999 TOTAL ASSETS	59,459,841	61,845,744	(2,385,903)	59,329,620	130,221
<b>300-0000 LIABILITIES AND EQUITY</b>					
<b>300-0100 LIABILITIES</b>					
311-9999 ACCOUNTS PAYABLE					
312-0099 ACCOUNTS PAYABLE	914,127	951,532	(37,406)	660,409	253,718
312-0299 A/P OTHER	471,515	2,647,625	(2,176,109)	(231,036)	702,551
312-1999 A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
312-2999 ACCRUED FEES	656,177	659,631	(3,454)	589,105	67,071
320-0000 ACCR WAGES & WITHHOLDINGS					
321-9999 ACCR WAGES & WITHHOLDINGS	215,799	10,866	204,933	193,827	21,972
322-9999 COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
331-9999 A/P PHA PROJECTS	(24,848)	(24,848)	0	0	(24,848)
341-9999 TENANT SECURITY DEPOSIT	789,108	741,986	47,122	689,026	100,082
342-0999 UNEARNED REVENUE	310,794	296,557	14,237	305,313	5,481
343-0099 CURRENT PORTION OF DEBT	1,656,001	1,659,609	(3,608)	1,708,022	(52,021)
345-0299 OTHER CURRENT LIABILITIES	425,172	425,172	0	454,136	(28,964)
345-9999 INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
347-5000 INTER-FUND DUE TO	2,613,251	2,583,171	30,080	2,600,148	13,103
349-9999 TOTAL CURRENT LIABILITIES	11,408,316	13,330,109	(1,921,794)	10,350,170	1,058,146
352-9999 LONG TERM DEBT	13,311,098	13,311,098	0	13,311,098	0
353-0050 LT LIABILITIES - OTHER	(57,702)	(37,500)	(20,202)	12,500	(70,202)
353-0500 FSS ESCROW	574,211	617,584	(43,373)	567,966	6,245
353-5000 TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
354-9999 COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
355-5000 LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
359-9999 TOTAL NON-CURRENT LIABILITIES	17,523,489	17,587,065	(63,575)	17,587,447	(63,957)
399-9999 TOTAL LIABILITIES	28,931,805	30,917,174	(1,985,369)	27,937,616	994,189
<b>500-0000 EQUITY</b>					
508-9999 NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
512-0005 RETAINED EARNINGS	10,495,979	10,961,075	(465,096)	11,324,768	(828,789)
512-0150 UNRESTRICTED NET POSITION	(4,229,821)	(4,294,383)	64,562	(4,194,642)	(35,179)
512-9999 RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
599-9999 TOTAL EQUITY	30,528,036	30,928,570	(400,534)	31,392,004	(863,968)
600-9999 TOTAL LIABILITIES AND EQUITY	59,459,841	61,845,744	(2,385,903)	59,329,620	130,221
999-9999 TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
<b>100-0000</b>	<b>ASSETS</b>					
111-0100	CASH - OPERATING	6,557,779	6,249,399	308,380	6,002,727	555,052
111-0200	CASH - PAYROLL	85,178	477,694	(392,516)	9,685	75,493
111-0300	CASH - OTHER	48,168	48,136	32	47,072	1,096
111-0305	FSA CASH	0	0	0	35,912	(35,912)
111-0400	PETTY CASH	560	560	0	500	60
111-1000	CASH - VENDOR PAYMENTS	(243,311)	(70,305)	(173,006)	(192,358)	(50,952)
112-0000	CASH - RESTRICTED	3,869,166	3,869,107	59	4,185,083	(315,917)
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	38,205	38,158	47	37,662	543
112-3000	REPLACEMENT RESERVE	69,673	69,513	160	68,059	1,614
113-0000	CASH - FSS ESCROW	574,458	555,306	19,152	579,830	(5,372)
113-1000	CASH - FSS FORFEITURES	21,209	13,112	8,097	0	21,209
113-3000	OPERATING RESERVE	268,157	267,577	580	262,451	5,706
113-3500	OHA HUD OPERATING RESERVE	298,602	298,602	0	298,602	0
114-0000	CASH - SECURITY DEPOSIT	616,972	620,434	(3,462)	611,481	5,491
115-0000	HOMEOWNERSHIP FUNDS	365,150	364,701	449	359,564	5,586
<b>119-0000</b>	<b>CASH AND CASH EQUIVALENTS</b>	<b>12,569,968</b>	<b>12,801,994</b>	<b>(232,026)</b>	<b>12,306,271</b>	<b>263,697</b>
122-0000	A/R HUD	1,095,092	1,095,092	0	1,166,768	(71,676)
122-0100	A/R PHA PROJECTS	4,400	4,400	0	4,400	0
123-0000	A/R OTHER GOVERNMENTS	651,313	435,995	215,318	376,494	274,819
125-0000	A/R OTHER	1,800	1,800	0	1,800	0
125-0099	ACCRUED INTEREST RECEIVABLE	0	1,135	(1,135)	0	0
125-0400	A/R NON DWELLING RENT	12,452	22,650	(10,198)	23,382	(10,930)
125-0500	A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
125-0501	ALLOWANCE FOR HOME MORTGAGES	(592,700)	(592,700)	0	(592,700)	0
125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	(653,262)	(653,262)	0	(653,262)	0
<b>125-1999</b>	<b>OTHER ACCOUNTS RECEIVABLE</b>	<b>1,111,795</b>	<b>907,810</b>	<b>203,985</b>	<b>919,582</b>	<b>192,213</b>
125-6000	INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
125-6002	INTER-PROPERTY {9EC}	126,499	120,184	6,314	60,502	65,997
125-6003	INTER-PROPERTY {9KCC}	68,159	65,372	2,787	36,824	31,334
125-6004	INTER-PROPERTY {9NOAH}	41,509	39,675	1,834	21,083	20,425
125-6006	INTER-PROPERTY {9FAR}	83,367	79,399	3,968	39,686	43,681
125-6007	INTER-PROPERTY {9BV}	20,840	19,911	929	10,540	10,300
125-6008	INTER-PROPERTY {9CR1}	33,738	32,515	1,223	20,115	13,623
125-6009	INTER-PROPERTY {9CR2}	20,775	19,859	917	10,563	10,213
125-6010	INTER-PROPERTY {VILLAS}	31,049	29,222	1,827	12,545	18,504
125-6011	INTER-PROPERTY {HCV}	838,690	838,690	0	545,024	293,666
125-6012	INTER-PROPERTY {HCV ADM}	(837,842)	(837,842)	0	(545,024)	(292,818)
125-6015	INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	0	1,774
125-6017	INTER-PROPERTY {PUB HSG}	228,780	252,032	(23,252)	375,727	(146,947)
<b>125-9900</b>	<b>A/R INTER-PROPERTY</b>	<b>707,337</b>	<b>710,791</b>	<b>(3,454)</b>	<b>637,585</b>	<b>69,752</b>
126-0000	ACCOUNTS RECEIVABLE TENANTS	657,293	688,579	(31,286)	369,475	287,818
126-0100	ALLOWANCE FOR A/R TENANTS	(53,865)	(53,865)	0	(53,865)	0
<b>126-9999</b>	<b>A/R - TENANT</b>	<b>603,428</b>	<b>634,714</b>	<b>(31,286)</b>	<b>315,610</b>	<b>287,818</b>
127-0100	P-NOTES OUTSTANDING	575,642	580,289	(4,647)	620,441	(44,799)
127-0120	ALLOWANCE FOR P-NOTES	(124,238)	(124,238)	0	(124,238)	0
127-0200	A/R BAYVIEW	387,861	387,861	0	387,861	0
127-0201	A/R FARNAM	1,375,882	1,375,882	0	1,375,882	0
127-0206	A/R STREHLOW	812,448	812,448	0	812,448	0
127-0207	A/R NOAH	49,301	49,301	0	49,301	0
<b>127-9999</b>	<b>A/R PROMISSORY NOTES</b>	<b>3,076,895</b>	<b>3,081,543</b>	<b>(4,647)</b>	<b>3,121,694</b>	<b>(44,799)</b>
129-0100	ACCRUED INTEREST RECEIVABLE	148,196	148,196	0	148,196	0
<b>129-9999</b>	<b>ACCRUED INTEREST RECEIVABLE</b>	<b>148,196</b>	<b>148,196</b>	<b>0</b>	<b>148,196</b>	<b>0</b>
142-0000	PREPAID INSURANCE	14,128	50,343	(36,215)	29,284	(15,156)
142-0100	PREPAID SOFTWARE EXP	152,744	234,353	(81,609)	103,586	49,158
142-0200	PREPAID MED FSA SEC 125	1,160	178	982	0	1,160
142-0300	PREPAID CREDIT CARDS	0	2,805	(2,805)	2,805	(2,805)
142-0400	PREPAID R/E TAXES	0	21,860	(21,860)	21,860	(21,860)
142-0500	PREPAID OTHER	30,851	1,827,021	(1,796,169)	100,061	(69,210)
<b>142-9999</b>	<b>PREPAID ASSETS</b>	<b>198,883</b>	<b>2,136,559</b>	<b>(1,937,676)</b>	<b>257,597</b>	<b>(58,714)</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance	Ending Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
144-3000	INTER-FUND DUE FROM {COCC}	401,583	404,817	(3,234)	383,547	18,036
144-3001	INTER-FUND DUE FROM {HIOOPER}	(201,683)	(201,175)	(508)	33,524	(235,207)
144-3002	INTER-FUND DUE FROM {9EC}	158,662	162,992	(4,330)	55,516	103,147
144-3003	INTER-FUND DUE FROM {9KCC}	25,969	22,301	3,668	33,835	(7,866)
144-3004	INTER-FUND DUE FROM {9NOAH}	52,599	23,377	29,222	17,189	35,411
144-3005	INTER-FUND DUE FROM {9SEC}	21,600	21,070	530	611	20,989
144-3006	INTER-FUND DUE FROM {9FAR}	15,109	18,764	(3,656)	26,171	(11,063)
144-3007	INTER-FUND DUE FROM {9BV}	16,101	16,570	(469)	8,839	7,262
144-3008	INTER-FUND DUE FROM {9CR1}	13,661	15,705	(2,045)	13,567	94
144-3009	INTER-FUND DUE FROM {9CR2}	11,083	8,979	2,105	10,865	218
144-3010	INTER-FUND DUE FROM {VILLAS}	16,692	17,108	(416)	(17)	16,708
144-3011	INTER-FUND DUE FROM {HCV}	446,979	446,979	0	696,267	(249,288)
144-3012	INTER-FUND DUE FROM {HCV ADM}	36,764	8,511	28,253	4,565	32,199
144-3013	INTER-FUND DUE FROM {HCV MV}	(20,352)	(13,241)	(7,111)	(20,848)	496
144-3014	INTER-FUND DUE FROM {HCV CITY}	239,933	196,541	43,392	219,311	20,622
144-3015	INTER-FUND DUE FROM {MOD REHAB}	36,618	26,325	10,293	4,956	31,662
144-3016	INTER-FUND DUE FROM {FOUND}	51,505	52,611	(1,106)	52,003	(498)
144-3017	INTER-FUND DUE FROM {PUB HSG}	458,494	771,693	(313,200)	454,352	4,141
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	75,104	104,793	(29,689)	(14,256)	89,360
144-3019	INTER-FUND DUE FROM {FSS GRANT}	(56,505)	6,667	(63,171)	(68,331)	11,826
144-3020	INTER-FUND DUE FROM {CNI GRANT}	562,427	562,427	0	458,467	103,960
144-3021	INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
144-3022	INTER-FUND DUE FROM {CFP GRANT}	0	0	0	10,885	(10,885)
<b>144-5999</b>	<b>INTER-FUND DUE FROM</b>	<b>2,378,136</b>	<b>2,689,609</b>	<b>(311,473)</b>	<b>2,396,813</b>	<b>(18,677)</b>
<b>150-0000</b>	<b>TOTAL CURRENT ASSETS</b>	<b>20,794,639</b>	<b>23,111,216</b>	<b>(2,316,577)</b>	<b>20,103,349</b>	<b>691,290</b>
161-0000	LAND	8,299,143	8,299,143	0	8,299,143	0
162-0000	BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
162-0025	BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
162-0030	BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
162-0050	BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
162-0100	BUILDING IMPROVEMENTS	42,321,763	42,169,436	152,328	40,757,460	1,564,304
162-0200	CONTRACT WORK IN PROCESS	102,560	240,598	(138,038)	562,560	(459,999)
162-0300	WIP - PREDEVELOPMENT	480,876	420,801	60,075	0	480,876
162-0600	WIP - INS PROCEEDS/REPAIRS	537,614	532,406	5,208	330,977	206,637
163-0000	DWELLING EQUIPMENT	2,957,028	2,939,947	17,081	2,492,987	464,041
164-0000	SITE IMPROVEMENTS	4,957,280	4,880,319	76,961	4,780,677	176,603
164-0100	OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
164-0200	MAINTENANCE EQUIPMENT	298,320	283,276	15,044	283,276	15,044
164-0300	COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
164-0400	COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
164-0500	AUTOMOTIVE EQUIPMENT	2,418,518	2,418,518	0	2,301,208	117,310
164-0600	SECURITY EQUIPMENT	1,183,024	1,173,196	9,828	1,173,196	9,828
166-0000	ACCUM DEPR - BUILDINGS	(150,359,464)	(150,283,145)	(76,319)	(149,443,641)	(915,823)
166-0025	ACCUM DEPR - COMMERCIAL	(371,189)	(370,886)	(303)	(367,552)	(3,636)
166-0030	ACCUM DEPR - BUILDING ACQUISITION	(450,000)	(450,000)	0	(450,000)	0
166-0050	ACCUM DEPR - INELIGIBLE BLDG	(77,203)	(76,936)	(267)	(73,999)	(3,204)
166-0100	ACCUM AMORT EXPENSE	(294,000)	(294,000)	0	(294,000)	0
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	(31,719,216)	(31,614,842)	(104,375)	(30,398,623)	(1,320,593)
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	(1,674,188)	(1,658,760)	(15,427)	(1,476,161)	(198,027)
166-2000	ACCUM DEPR - SITE IMPROVE	(3,140,966)	(3,119,708)	(21,259)	(2,883,956)	(257,011)
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	(228,903)	(228,208)	(695)	(220,567)	(8,336)
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	(281,277)	(281,036)	(241)	(277,152)	(4,125)
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	(75,004)	(75,004)	0	(75,004)	0
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	(524,456)	(523,990)	(467)	(518,528)	(5,928)
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	(2,043,192)	(2,024,729)	(18,463)	(1,811,584)	(231,608)
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	(422,738)	(412,943)	(9,795)	(305,519)	(117,219)
<b>168-9999</b>	<b>FIXED ASSETS</b>	<b>31,812,439</b>	<b>31,861,563</b>	<b>(49,124)</b>	<b>32,303,306</b>	<b>(490,867)</b>
171-0206	N/R STREHLOW	1,347,673	1,347,673	0	1,347,673	0
<b>171-9999</b>	<b>NOTES RECEIVABLE</b>	<b>1,347,673</b>	<b>1,347,673</b>	<b>0</b>	<b>1,347,673</b>	<b>0</b>
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
172-1002	LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance	Ending Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
172-1003	LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
172-1007	LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
172-1009	LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
172-1010	LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
<b>172-9999</b>	<b>LT INTER-FUND DUE FROM</b>	<b>2,390,435</b>	<b>2,390,435</b>	<b>0</b>	<b>2,390,435</b>	<b>0</b>
174-0000	A/R P-NOTES - LONG TERM	(332,815)	(332,815)	0	(332,815)	0
174-0100	TAX CREDIT FEES	71,655	71,655	0	71,655	0
<b>174-0198</b>	<b>TAX CREDIT FEES</b>	<b>71,655</b>	<b>71,655</b>	<b>0</b>	<b>71,655</b>	<b>0</b>
174-0200	PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
<b>174-0299</b>	<b>PREPAID LEASE COSTS</b>	<b>4,640,570</b>	<b>4,640,570</b>	<b>0</b>	<b>4,640,570</b>	<b>0</b>
174-1000	ACCUMULATED AMORTIZATION	(4,416,383)	(4,416,383)	0	(4,416,383)	0
<b>174-1999</b>	<b>ACCUMULATED AMORTIZATION</b>	<b>(4,416,383)</b>	<b>(4,416,383)</b>	<b>0</b>	<b>(4,416,383)</b>	<b>0</b>
175-1000	LT INTER-PROPERTY {COCC}	(57,702)	(37,500)	(20,202)	12,500	(70,202)
175-1002	LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
175-1004	LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
175-1006	LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
175-1007	LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
175-1008	LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
175-1009	LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
175-1010	LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
<b>175-5000</b>	<b>LT INTER-PROPERTY</b>	<b>855,563</b>	<b>875,765</b>	<b>(20,202)</b>	<b>925,765</b>	<b>(70,202)</b>
176-0000	INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
<b>177-0000</b>	<b>INVESTMENT IN JOINT VENTURES</b>	<b>2,296,065</b>	<b>2,296,065</b>	<b>0</b>	<b>2,296,065</b>	<b>0</b>
<b>180-0000</b>	<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,665,202</b>	<b>38,734,528</b>	<b>(69,326)</b>	<b>39,226,271</b>	<b>(561,069)</b>
<b>190-9999</b>	<b>TOTAL ASSETS</b>	<b>59,459,841</b>	<b>61,845,744</b>	<b>(2,385,903)</b>	<b>59,329,620</b>	<b>130,221</b>
<b>300-0000</b>	<b>LIABILITIES AND EQUITY</b>					
<b>300-0100</b>	<b>LIABILITIES</b>					
<b>311-9999</b>	<b>ACCOUNTS PAYABLE</b>					
312-0000	ACCOUNTS PAYABLE	914,127	951,532	(37,406)	660,409	253,718
<b>312-0099</b>	<b>ACCOUNTS PAYABLE</b>	<b>914,127</b>	<b>951,532</b>	<b>(37,406)</b>	<b>660,409</b>	<b>253,718</b>
312-0100	UNEARNED INCOME	485,154	2,661,263	(2,176,109)	(218,555)	703,709
312-0200	A/P OTHER	(13,638)	(13,638)	0	(12,480)	(1,158)
<b>312-0299</b>	<b>A/P OTHER</b>	<b>471,515</b>	<b>2,647,625</b>	<b>(2,176,109)</b>	<b>(231,036)</b>	<b>702,551</b>
312-1000	A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
<b>312-1999</b>	<b>A/P GENERAL PARTNER</b>	<b>2,625,492</b>	<b>2,625,492</b>	<b>0</b>	<b>2,625,492</b>	<b>0</b>
312-2000	ACCRUED MGMT & BKKPING FEE	63,479	63,479	0	63,538	(58)
312-2100	ACCRUED FRONT-LINE FEES	592,697	596,151	(3,454)	525,567	67,130
<b>312-2999</b>	<b>ACCRUED FEES</b>	<b>656,177</b>	<b>659,631</b>	<b>(3,454)</b>	<b>589,105</b>	<b>67,071</b>
<b>320-0000</b>	<b>ACCR WAGES &amp; WITHHOLDINGS</b>					
321-0000	COURT ORDERED WITHHOLDING	5	5	0	5	0
321-0300	STATE WITHHOLDING	(15)	(15)	0	(15)	0
321-0500	OTHER WITHHOLDING	1,985	1,985	0	2,097	(112)
321-1000	DEFERRED COMPENSATION WITHHOLDING	0	0	0	180,821	(180,821)
321-1100	ACCRUED PAYROLL	186,202	0	186,202	0	186,202
321-1200	ACCRUED PAYROLL TAXES	13,149	0	13,149	0	13,149
321-1300	EE INS DEDUCTIONS	14,473	8,892	5,582	10,920	3,554
<b>321-9999</b>	<b>ACCR WAGES &amp; WITHHOLDINGS</b>	<b>215,799</b>	<b>10,866</b>	<b>204,933</b>	<b>193,827</b>	<b>21,972</b>
322-0000	COMPENSATED ABSENCES - CURRENT	202,035	202,035	0	202,035	0
<b>322-9999</b>	<b>COMP ABSENCES - CURRENT</b>	<b>202,035</b>	<b>202,035</b>	<b>0</b>	<b>202,035</b>	<b>0</b>
331-0000	A/P PHA PROJECTS	(24,848)	(24,848)	0	0	(24,848)
<b>331-9999</b>	<b>A/P PHA PROJECTS</b>	<b>(24,848)</b>	<b>(24,848)</b>	<b>0</b>	<b>0</b>	<b>(24,848)</b>
341-0000	TENANT SECURITY DEPOSIT	615,954	695,585	(79,630)	644,137	(28,182)
341-0001	PET DEPOSIT	7,614	7,614	0	6,984	630
341-0100	DEPOSIT REFUND ACCOUNT	165,539	38,787	126,752	37,905	127,634
<b>341-9999</b>	<b>TENANT SECURITY DEPOSIT</b>	<b>789,108</b>	<b>741,986</b>	<b>47,122</b>	<b>689,026</b>	<b>100,082</b>
342-0000	DEFERRED REVENUE	503,694	503,694	0	503,694	0

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

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		Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
342-0200	TENANT PREPAID RENT	302,495	288,258	14,237	297,364	5,131
342-0300	NO UNIT HOLDING ACCT	8,299	8,299	0	7,949	350
<b>342-0999</b>	<b>UNEARNED REVENUE</b>	<b>310,794</b>	<b>296,557</b>	<b>14,237</b>	<b>305,313</b>	<b>5,481</b>
343-0000	MORTGAGE PAYABLE - CURRENT	(51,647)	(48,039)	(3,608)	373	(52,021)
343-0003	ACCRUED INTEREST BRIDGE	878,685	878,685	0	878,685	0
343-0005	ACCRUED INTEREST HIO	138,863	138,863	0	138,863	0
343-0010	ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
<b>343-0099</b>	<b>CURRENT PORTION OF DEBT</b>	<b>1,656,001</b>	<b>1,659,609</b>	<b>(3,608)</b>	<b>1,708,022</b>	<b>(52,021)</b>
345-0000	OTHER CURRENT LIABILITIES	374,086	374,086	0	374,086	0
345-0100	CONTRACT RETAINAGE	51,086	51,086	0	80,050	(28,964)
<b>345-0299</b>	<b>OTHER CURRENT LIABILITIES</b>	<b>425,172</b>	<b>425,172</b>	<b>0</b>	<b>454,136</b>	<b>(28,964)</b>
345-0300	A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
<b>345-9999</b>	<b>INTER-PROGRAM PAYABLES</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>50,000</b>	<b>0</b>
347-0000	DEFERRED DEVELOPER FEE	0	(2,411)	2,411	0	0
347-1000	INTER-FUND DUE TO {COCC}	2,002,183	1,989,264	12,919	1,884,444	117,739
347-1001	INTER-FUND DUE TO {HIOOPER}	914	1,310	(396)	9,691	(8,777)
347-1002	INTER-FUND DUE TO {9EC}	23,925	23,975	(50)	24,278	(353)
347-1003	INTER-FUND DUE TO {9KCC}	38,624	38,574	50	19,576	19,048
347-1004	INTER-FUND DUE TO {9NOAH}	4,675	5,183	(508)	4,686	(11)
347-1005	INTER-FUND DUE TO {9SEC}	173,462	174,630	(1,168)	32,198	141,263
347-1006	INTER-FUND DUE TO {9FAR}	11,651	11,651	0	20,860	(9,209)
347-1007	INTER-FUND DUE TO {9BV}	10,315	10,349	(35)	10,216	99
347-1008	INTER-FUND DUE TO {9CR1}	(14,911)	(14,911)	0	4,982	(19,893)
347-1009	INTER-FUND DUE TO {9CR2}	2,953	3,012	(59)	3,000	(47)
347-1010	INTER-FUND DUE TO {VILLAS}	(171,696)	(171,696)	0	26,599	(198,295)
347-1012	INTER-FUND DUE TO {HCV ADM}	476,736	494,699	(17,962)	548,868	(72,132)
347-1017	INTER-FUND DUE TO {PUB HSG}	54,419	17,130	37,289	10,750	43,670
<b>347-5000</b>	<b>INTER-FUND DUE TO</b>	<b>2,613,251</b>	<b>2,583,171</b>	<b>30,080</b>	<b>2,600,148</b>	<b>13,103</b>
<b>349-9999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>11,408,316</b>	<b>13,330,109</b>	<b>(1,921,794)</b>	<b>10,350,170</b>	<b>1,058,146</b>
351-0000	MORTGAGE PAYABLE	1,593,915	1,593,915	0	1,593,915	0
351-0001	LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
351-0002	LOAN PAYABLE OHA	8,933,079	8,933,079	0	8,933,079	0
351-0007	ACCRUED INTEREST LONG TERM	4,000	4,000	0	4,000	0
351-0009	ACCR INT L-T CDBG LOAN	64,373	64,373	0	64,373	0
351-0102	MORTGAGE-HIO	1,349,569	1,349,569	0	1,349,569	0
351-0202	MORTGAGE-OHA # 2	539,949	539,949	0	539,949	0
352-0000	LONG TERM LIABILITIES - OPERATING	324,213	324,213	0	324,213	0
<b>352-9999</b>	<b>LONG TERM DEBT</b>	<b>13,311,098</b>	<b>13,311,098</b>	<b>0</b>	<b>13,311,098</b>	<b>0</b>
353-0000	NONCURRENT LIABILITIES - OTHER	(57,702)	(37,500)	(20,202)	12,500	(70,202)
<b>353-0050</b>	<b>LT LIABILITIES - OTHER</b>	<b>(57,702)</b>	<b>(37,500)</b>	<b>(20,202)</b>	<b>12,500</b>	<b>(70,202)</b>
353-0100	FSS ESCROW	574,211	617,584	(43,373)	567,966	6,245
<b>353-0500</b>	<b>FSS ESCROW</b>	<b>574,211</b>	<b>617,584</b>	<b>(43,373)</b>	<b>567,966</b>	<b>6,245</b>
353-1000	LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
353-2000	LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
353-3000	LT ACCRUED FEES	20,458	20,458	0	20,458	0
<b>353-5000</b>	<b>TOTAL LT ACRUED FEES</b>	<b>913,264</b>	<b>913,264</b>	<b>0</b>	<b>913,264</b>	<b>0</b>
354-0000	COMPENSATED ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
<b>354-9999</b>	<b>COMP ABSENCES-LONG TERM</b>	<b>392,185</b>	<b>392,185</b>	<b>0</b>	<b>392,185</b>	<b>0</b>
355-1000	LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
355-1001	LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
355-1002	LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
355-1003	LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
355-1004	LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
355-1006	LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
355-1007	LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
355-1008	LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
355-1009	LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
355-1010	LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
<b>355-5000</b>	<b>LT INTER-FUND DUE TO</b>	<b>2,390,435</b>	<b>2,390,435</b>	<b>0</b>	<b>2,390,435</b>	<b>0</b>
<b>359-9999</b>	<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,523,489</b>	<b>17,587,065</b>	<b>(63,575)</b>	<b>17,587,447</b>	<b>(63,957)</b>
<b>399-9999</b>	<b>TOTAL LIABILITIES</b>	<b>28,931,805</b>	<b>30,917,174</b>	<b>(1,985,369)</b>	<b>27,937,616</b>	<b>994,189</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance	inning Balance (Mor	Net Change	1 1st Beginning Balar	YTD Net Change
<b>500-0000</b>	<b>EQUITY</b>					
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
508-0100	NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
<b>508-9999</b>	<b>NET INVEST IN CAPITAL ASSETS</b>	<b>27,758,697</b>	<b>27,758,697</b>	<b>0</b>	<b>27,758,697</b>	<b>0</b>
511-0100	RESTRICTED NET ASSETS	(4,996,419)	(4,996,419)	0	(4,996,419)	0
512-0000	RETAINED EARNINGS	10,495,979	10,961,075	(465,096)	11,324,768	(828,789)
<b>512-0005</b>	<b>RETAINED EARNINGS</b>	<b>10,495,979</b>	<b>10,961,075</b>	<b>(465,096)</b>	<b>11,324,768</b>	<b>(828,789)</b>
512-0040	CONTRA EQUITY	6,741,718	6,806,280	(64,562)	6,706,539	35,179
512-0100	UNRESTRICTED NET ASSETS	2,511,897	2,511,897	0	2,511,897	0
<b>512-0150</b>	<b>UNRESTRICTED NET POSITION</b>	<b>(4,229,821)</b>	<b>(4,294,383)</b>	<b>64,562</b>	<b>(4,194,642)</b>	<b>(35,179)</b>
512-0200	RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
<b>512-9999</b>	<b>RE - EQUITY TRANSFERS</b>	<b>1,499,600</b>	<b>1,499,600</b>	<b>0</b>	<b>1,499,600</b>	<b>0</b>
<b>599-9999</b>	<b>TOTAL EQUITY</b>	<b>30,528,036</b>	<b>30,928,570</b>	<b>(400,534)</b>	<b>31,392,004</b>	<b>(863,968)</b>
<b>600-9999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>59,459,841</b>	<b>61,845,744</b>	<b>(2,385,903)</b>	<b>59,329,620</b>	<b>130,221</b>
<b>999-9999</b>	<b>TOTAL OF ALL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysl\_js

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>REVENUES</b>	<b>7,597,737</b>	<b>12,692,830</b>	<b>(5,095,094)</b>	<b>77,596,637</b>	<b>85,776,493</b>	<b>(8,179,855)</b>
<b>EXPENSES</b>	<b>8,106,054</b>	<b>7,210,610</b>	<b>(895,444)</b>	<b>78,982,879</b>	<b>82,368,914</b>	<b>3,386,035</b>
<b>TRANSFERS</b>	<b>(43,431)</b>	<b>57,149</b>	<b>100,580</b>	<b>(554,846)</b>	<b>(390,888)</b>	<b>163,958</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>210</b>	<b>0</b>	<b>(210)</b>	<b>(2,606)</b>	<b>0</b>	<b>2,606</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(465,096)</b>	<b>5,425,072</b>	<b>(5,890,168)</b>	<b>(828,789)</b>	<b>3,798,467</b>	<b>(4,627,256)</b>
<b>PLUS NON-CASH EXPENSE (HIO LOANS)</b>						
<b>PLUS NON-CASH EXPENSE (DEPRECIATION)</b>	<b>247,610</b>	<b>238,209</b>	<b>(9,401)</b>	<b>3,065,510</b>	<b>2,858,505</b>	<b>(207,005)</b>
<b>PLUS NON-CASH EXPENSE (Prior Period Adj)</b>	<b>210</b>	<b>0</b>	<b>(210)</b>	<b>(2,606)</b>	<b>0</b>	<b>2,606</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(217,276)</b>	<b>5,663,281</b>	<b>(5,899,779)</b>	<b>2,234,115</b>	<b>6,656,972</b>	<b>(4,831,655)</b>

Exclude Bdg YTD Variance  
(1,554,028) 3,788,143

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
<b>700-0000</b>	<b>REVENUES</b>						
<b>701-0000</b>	<b>TENANT REVENUES</b>						
703-0000	DWELLING RENTS	653,664	590,219	63,446	7,781,197	7,082,624	698,573
703-0500	DWELLING RENTS SUBSIDY	38,848	31,364	7,484	481,860	376,370	105,490
703-2000	TPA - RENT	0	0	0	0	0	0
703-2100	TPA - DAMAGE	0	0	0	0	0	0
704-0100	LATE FEES	12,350	13,331	(981)	146,251	159,967	(13,716)
704-0110	LATE FEES {P-NOTES}	0	0	0	(100)	0	(100)
704-0200	LEGAL FEES	700	12,485	(11,785)	231,278	149,822	81,456
704-0300	MAINTENANCE FEES	14,339	16,089	(1,750)	322,336	193,069	129,266
704-0500	OTHER TENANT REVENUE	2,334	2,109	225	80,197	25,308	54,889
704-0600	BAD DEBT RECOVERY	0	0	0	177	0	177
704-0700	FRAUD RECOVERY REVENUE	2,504	417	2,087	27,363	5,000	22,363
<b>704-9999</b>	<b>TOTAL TENANT REVENUES</b>	<b>724,739</b>	<b>666,013</b>	<b>58,726</b>	<b>9,070,559</b>	<b>7,992,161</b>	<b>1,078,398</b>
<b>705-0000</b>	<b>HUD GRANTS AND SUBSIDY</b>						
706-0000	REVENUES-HUD SUBSIDY	691,238	609,126	82,112	8,305,057	7,309,514	995,543
706-0005	REVENUES HUD {COVID-19}	0	0	0	0	0	0
706-0010	HOUSING ASST PAYMENTS	3,900,061	3,318,077	581,984	39,867,967	39,816,922	51,045
706-0020	ONGOING ADMIN FEES EARNED	401,553	317,801	83,752	3,853,008	3,813,612	39,396
706-0100	REVENUES - HUD CAPITAL - HARD COSTS	157,940	1,030,950	(873,011)	1,979,463	7,216,653	(5,237,190)
706-0200	REVENUES - HUD CAPITAL - SOFT COSTS	862,784	306,915	555,869	5,812,820	2,148,407	3,664,412
<b>706-9999</b>	<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>6,013,576</b>	<b>5,582,870</b>	<b>430,706</b>	<b>59,818,314</b>	<b>60,305,108</b>	<b>(486,793)</b>
<b>707-0000</b>	<b>TOTAL FEE REVENUE</b>						
707-0010	MANAGEMENT FEE	187,597	181,962	5,635	1,966,405	2,183,548	(217,143)
707-0030	BOOKKEEPING FEE	49,672	53,936	(4,264)	570,412	647,235	(76,822)
707-0040	FRONT LINE SERVICE FEE	235,447	238,962	(3,515)	2,791,489	2,867,542	(76,053)
707-0050	FRONT LINE SERVICE FEE {IT}	12,819	20,833	(8,014)	113,563	250,000	(136,437)
707-0060	OTHER FEES FOR SERVICE	0	3,975	(3,975)	0	47,700	(47,700)
<b>707-9999</b>	<b>TOTAL FEE REVENUE</b>	<b>485,536</b>	<b>499,669</b>	<b>(14,133)</b>	<b>5,441,869</b>	<b>5,996,025</b>	<b>(554,156)</b>
708-0000	OTHER GOV'T GRANTS/DONATIONS	327,415	180,691	146,723	1,748,289	2,168,298	(420,010)
<b>708-9999</b>	<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>327,415</b>	<b>180,691</b>	<b>146,723</b>	<b>1,748,289</b>	<b>2,168,298</b>	<b>(420,010)</b>
<b>710-0000</b>	<b>INVESTMENT INCOME</b>						
711-0100	INTEREST INCOME - MAIN	2,424	417	2,008	33,187	5,000	28,187
<b>711-0199</b>	<b>TOTAL INTEREST INCOME - MAIN</b>	<b>2,424</b>	<b>417</b>	<b>2,008</b>	<b>33,187</b>	<b>5,000</b>	<b>28,187</b>
711-0200	INTEREST INCOME - OTHER	0	0	0	101,753	0	101,753
<b>711-0299</b>	<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>101,753</b>	<b>0</b>	<b>101,753</b>
712-0000	INTEREST INCOME - RESTRICTED FUNDS	1,236	158	1,078	13,057	1,900	11,157
<b>712-1999</b>	<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,236</b>	<b>158</b>	<b>1,078</b>	<b>13,057</b>	<b>1,900</b>	<b>11,157</b>
<b>714-0000</b>	<b>OTHER INCOME</b>						
715-0000	NON-DWELLING RENTS	29,974	36,079	(6,104)	411,170	432,945	(21,775)
715-0010	FSS FORFEITURE REVENUE	0	4,500	(4,500)	0	54,000	(54,000)
715-0100	MISCELLANEOUS INCOME	125	25	100	53,236	300	52,936
715-0150	COMMISSION INCOME	1,861	5,896	(4,035)	81,045	70,757	10,288
715-0200	ADMINISTRATIVE FEES	1,338	3,333	(1,995)	28,570	40,000	(11,430)
715-0300	DONATIONS - GENERAL	5,002	833	4,169	32,695	10,000	22,695
715-5000	DEVELOPERS FEES	0	0	0	98,539	0	98,539
716-0000	GAIN/LOSS ON SALE OF FIXED ASSET	4,475	5,712,346	(5,707,871)	488,881	8,700,000	(8,211,119)
717-0000	INSURANCE PROCEEDS	0	0	0	175,403	0	175,403
<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>42,776</b>	<b>5,763,013</b>	<b>(5,720,237)</b>	<b>1,369,539</b>	<b>9,308,001</b>	<b>(7,938,462)</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>7,597,702</b>	<b>12,692,830</b>	<b>(5,095,129)</b>	<b>77,596,567</b>	<b>85,776,493</b>	<b>(8,179,925)</b>
<b>900-0000</b>	<b>EXPENSES</b>						
<b>900-0100</b>	<b>OPERATING EXPENSES</b>						
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>						
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>						
910-0100	TOTAL OPERATING ADMINISTRATIVE	0	0	0	31	0	(31)

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
911-0000	ADMIN SALARIES	989,174	826,608	(162,566)	6,634,693	7,215,195	580,502
911-0100	ADMIN CASUAL LABOR	0	0	0	0	0	0
911-0200	ALLOC ADMIN SALARIES	0	0	0	0	0	0
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>989,174</b>	<b>826,608</b>	<b>(162,566)</b>	<b>6,634,724</b>	<b>7,215,195</b>	<b>580,471</b>
912-0000	AUDIT EXPENSE	27,255	5,850	(21,405)	131,561	130,000	(1,561)
913-0000	MANAGEMENT FEE	187,597	181,962	(5,635)	1,966,405	2,183,548	217,143
913-0020	BOOKKEEPING FEE	49,672	53,936	4,264	570,412	647,235	76,822
913-0030	NIFA MONITORING FEE	0	0	0	6,045	0	(6,045)
913-0040	MHEG MONITORING FEE	0	0	0	0	0	0
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>264,525</b>	<b>241,749</b>	<b>(22,776)</b>	<b>2,674,424</b>	<b>2,960,783</b>	<b>286,360</b>
914-0000	COMPENSATED ABSENCE EXPENSE	0	0	0	0	0	0
914-0500	COMPENSATED ABSENCE - EMP BENEFIT	0	0	0	0	0	0
<b>914-9999</b>	<b>TOTAL COMPENSATED ABSENCE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
915-0000	ADMIN EMPLOYEE BENEFITS	5,693	0	(5,693)	91,655	0	(91,655)
915-0100	ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0
915-0600	ER MEDICAL/DENTAL INS - ADMIN	105,338	121,527	16,189	1,440,161	1,400,441	(39,720)
915-0700	ER PENSION - ADMIN	42,040	44,247	2,207	339,547	395,436	55,888
915-0800	ER TAXES-ADMIN	69,925	61,394	(8,531)	527,141	570,433	43,292
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>222,996</b>	<b>227,168</b>	<b>4,172</b>	<b>2,398,504</b>	<b>2,366,310</b>	<b>(32,194)</b>
916-0100	LEGAL SERVICES - OUTSIDE	29,649	3,333	(26,316)	108,832	40,000	(68,832)
916-0101	ALLOC OUTSIDE LEGAL	0	0	0	2,375	0	(2,375)
916-0200	TRAINING/CONFERENCE	0	8,993	8,993	69,023	107,919	38,896
916-0250	TRAINING - TUITION REIMBURSEMENT	0	0	0	0	0	0
916-0260	BOARD MEETING/RETREAT	0	42	42	0	500	500
916-0265	STAFF MEETING/RETREAT	120	2,616	2,496	5,918	31,392	25,474
916-0300	TRAVEL	0	2,229	2,229	51,694	26,750	(24,944)
916-0400	MILEAGE	1,900	1,215	(685)	9,232	14,580	5,348
916-0401	ADMIN VEHICLE - FUEL	30	1,195	1,165	(821)	14,333	15,154
916-0402	ADMIN VEHICLE - MTCE & REPAIR	0	772	772	8,453	9,269	816
916-0410	ADMIN VEHICLE - LICENSE	0	0	0	30	0	(30)
916-0500	PUBLICATIONS	239	917	678	598	11,008	10,410
916-0600	MEMBERSHIPS	2,805	3,721	916	46,956	44,650	(2,306)
916-0650	PAYROLL PROCESSING FEE	6,436	6,215	(221)	69,149	74,573	5,425
916-0700	TELEPHONE	37,668	13,142	(24,526)	206,535	157,700	(48,835)
916-0750	SAFETY EXPENSE	0	133	133	388	1,600	1,212
916-0751	SAFETY EQUIPMENT/SUPPLIES	1,442	191	(1,250)	15,180	2,292	(12,888)
916-0752	SAFETY CERTIFICATIONS	0	0	0	90	0	(90)
916-0753	SAFETY TRAINING	0	0	0	177	0	(177)
916-0800	LEGAL SERVICES - INTERNAL	144	1,052	908	13,832	12,631	(1,201)
916-0801	ALLOC INTERNAL LEGAL EXP	0	7,302	7,302	141,602	87,627	(53,975)
916-0810	PRINTER SUPPLIES AND EXP	1,579	2,947	1,368	29,977	35,369	5,392
916-0815	SOFTWARE EXP	81,609	32,675	(48,934)	381,002	392,100	11,098
916-0900	FORMS AND PRINTING	0	968	968	3,150	11,615	8,465
916-0950	OFFICE EXPENSE	2,343	1,516	(827)	12,217	18,197	5,980
916-1000	OFFICE FURNISHINGS	1,857	1,125	(732)	6,275	13,500	7,225
916-1001	POSTAGE	6,226	6,237	11	70,202	74,844	4,642
916-1002	OFFICE SUPPLIES	7,670	4,484	(3,187)	72,147	53,805	(18,342)
916-1003	OFFICE EQUIPMENT LEASES	2,779	413	(2,366)	23,073	4,950	(18,123)
916-1004	COMPUTER SUPPLIES	1,713	1,972	260	7,243	23,669	16,426
916-1005	COMPUTER EQUIPMENT	9,286	8,883	(403)	81,716	106,601	24,885
916-1006	NETWORK COMMUNICATION	4,276	11,729	7,452	105,579	140,742	35,162
916-1007	ADVERTISING /NEWSPAPER ADS	100	2,938	2,838	3,681	35,260	31,579
916-1008	CABLE TV	0	0	0	246	0	(246)
916-1009	EMPLOYEE HIRING & ADMIN EXP	2,712	1,301	(1,411)	26,292	15,614	(10,678)
916-1010	CONSULTING	49,816	8,356	(41,460)	246,058	100,269	(145,788)
916-1011	BANK FEE	(22)	3,449	3,471	9,540	41,380	31,841
916-1012	SECT 8 PORT OUT ADMIN FEES	3,326	3,635	309	21,932	43,618	21,686
916-1014	LATE FEES	747	0	(747)	3,337	0	(3,337)
916-1015	MISCELLANEOUS EXPENSE	0	50	50	31,663	600	(31,063)
916-1025	FEES - PERMITS	0	107	107	1,188	1,281	93
916-1030	PROPERTY TAX	21,860	1,310	(20,550)	44,351	15,720	(28,631)

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
916-1060	RENTAL EXPENSE	20,517	2,059	(18,458)	69,638	24,709	(44,930)
916-2000	LAND ACQUISITION EXPENSE	0	0	0	372	0	(372)
916-3001	IT SUPPORT - CONTR SERV	17,539	17,835	296	247,223	214,020	(33,203)
916-3002	PROFESSIONAL FEES	1,594	0	(1,594)	67,285	0	(67,285)
916-3999	PROFESSIONAL/CONTR SERV	0	833	833	2,300	10,000	7,700
916-5000	DEVELOPER'S FEE	0	0	0	2,175	0	(2,175)
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>317,960</b>	<b>167,890</b>	<b>(150,070)</b>	<b>2,319,104</b>	<b>2,014,688</b>	<b>(304,416)</b>
918-0010	FRONT LINE SERVICE FEES	0	9,424	9,424	63,445	113,094	49,649
919-0000	FEE FOR SERVICE	12,819	20,833	8,014	113,563	250,000	136,437
<b>919-0999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>12,819</b>	<b>30,258</b>	<b>17,439</b>	<b>177,008</b>	<b>363,094</b>	<b>186,086</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,807,474</b>	<b>1,493,673</b>	<b>(313,801)</b>	<b>14,203,764</b>	<b>14,920,071</b>	<b>716,307</b>
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>						
921-0000	RESIDENT SERVICES SALARIES	7,770	12,288	4,518	52,637	106,495	53,859
921-0100	RESIDENT SERVICE CASUAL LABOR	6,600	7,225	626	57,328	86,700	29,372
<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>14,370</b>	<b>19,513</b>	<b>5,143</b>	<b>109,964</b>	<b>193,195</b>	<b>83,231</b>
922-0000	RELOCATION EXPENSES	38,168	21,066	(17,103)	152,301	252,787	100,486
922-0100	RELOCATION - INITIAL PAYMENT	0	0	0	0	0	0
922-0200	RELOCATION - SECURITY DEPOSITS	793	0	(793)	12,216	0	(12,216)
922-0300	RELOCATION - MOVING EXPENSE	600	602	2	30,541	7,228	(23,313)
922-0400	RELOCATION - UTILITY DEPOSITS	0	0	0	340	0	(340)
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>39,561</b>	<b>21,668</b>	<b>(17,893)</b>	<b>195,398</b>	<b>260,015</b>	<b>64,617</b>
923-0000	RESIDENT SERV EMPLOYEE BENEFITS	0	0	0	0	0	0
923-0600	ER MEDICAL/DENTAL INS - RES SERV	1,546	4,150	2,604	20,718	49,799	29,081
923-0700	ER PENSION - RES SERV	358	664	307	2,942	5,757	2,815
923-0800	ER TAXES-RES SERV	540	940	400	4,181	8,147	3,966
<b>923-9999</b>	<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>2,443</b>	<b>5,754</b>	<b>3,311</b>	<b>27,841</b>	<b>63,703</b>	<b>35,862</b>
924-0000	YOUTH ACTIVITIES	0	0	0	3,888	0	(3,888)
924-0003	YOUTH ACTIVITIES - SCHOLARSHIPS	5,072	0	(5,072)	22,885	0	(22,885)
924-0023	YOUTH ACTIVITIES - SOCCER	0	83	83	0	1,000	1,000
<b>924-0099</b>	<b>TOTAL YOUTH ACTIVITIES</b>	<b>5,072</b>	<b>83</b>	<b>(4,989)</b>	<b>26,773</b>	<b>1,000</b>	<b>(25,773)</b>
924-0100	RESIDENT SERVICES EXPENSE	69,834	6,912	(62,923)	92,912	82,940	(9,972)
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0	0	0	24,393	0	(24,393)
924-0200	RESIDENT SERV DIRECT FUNDING	0	0	0	740	0	(740)
924-0210	RESIDENT FUND - STIPENDS	2,538	0	(2,538)	34,288	0	(34,288)
924-0230	RESIDENT FUND - MEETING EXPENSES	2,264	0	(2,264)	16,399	0	(16,399)
924-0240	RESIDENT FUND - EVENTS	0	0	0	0	0	0
924-0260	RESIDENT FUND - VOLUNTEER RECOGNITION	0	0	0	0	0	0
924-0290	RESIDENT FUND - OTHER	0	0	0	17,661	0	(17,661)
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>74,636</b>	<b>6,912</b>	<b>(67,724)</b>	<b>186,393</b>	<b>82,940</b>	<b>(103,453)</b>
924-0300	FRONT LINE SERVICE FEE	180,113	182,169	2,056	2,045,119	2,186,029	140,910
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>180,113</b>	<b>182,169</b>	<b>2,056</b>	<b>2,045,119</b>	<b>2,186,029</b>	<b>140,910</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>316,195</b>	<b>236,099</b>	<b>(80,095)</b>	<b>2,591,489</b>	<b>2,786,882</b>	<b>195,394</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>316,195</b>	<b>236,099</b>	<b>(80,095)</b>	<b>2,591,489</b>	<b>2,786,882</b>	<b>195,394</b>
<b>927-9999</b>	<b>COVID-19 EXPENSES</b>						
928-1000	COVID-19 {SALARIES}	0	0	0	0	0	0
<b>928-9999</b>	<b>TOTAL COVID-19 EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>930-0000</b>	<b>UTILITY EXPENSES</b>						
931-0000	UTILITY - WATER	66,433	26,871	(39,561)	472,764	322,456	(150,309)
932-0000	UTILITY - ELECTRIC	144,687	134,158	(10,529)	1,709,691	1,609,898	(99,794)
933-0000	UTILITY - GAS	107,407	38,740	(68,667)	582,538	464,885	(117,653)
938-0000	UTILITY - SEWER	98,382	38,235	(60,148)	641,491	458,817	(182,674)
<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>416,909</b>	<b>238,005</b>	<b>(178,905)</b>	<b>3,406,485</b>	<b>2,856,055</b>	<b>(550,430)</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>						
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>						
941-0000	MAINTENANCE SALARIES	454,495	393,744	(60,751)	3,285,509	3,569,317	283,808
941-0100	MAINTENANCE CASUAL LABOR	7,845	0	(7,845)	116,179	0	(116,179)

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		PTD	PTD	Variance	YTD	YTD	YTD
		Actual	Budget		Actual	Budget	Variance
941-0200	ALLOC MAINT SALARIES	0	(12,998)	(12,998)	0	0	0
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>462,339</b>	<b>380,746</b>	<b>(81,594)</b>	<b>3,401,688</b>	<b>3,569,317</b>	<b>167,629</b>
942-0100	APPLIANCES	11,970	16,973	5,003	282,912	203,683	(79,229)
942-0150	DWELLING EQUIPMENT	0	0	0	0	0	0
942-0200	PAINT	3,811	8,955	5,145	113,753	107,464	(6,289)
942-0300	CLEANING SUPPLIES	1,968	2,085	117	50,677	25,026	(25,651)
942-0400	HVAC MATERIALS	4,524	2,868	(1,656)	43,766	34,413	(9,353)
942-0500	LANDSCAPING MATERIALS	0	523	523	120	6,284	6,164
942-0600	PLUMBING MATERIALS	23,353	11,597	(11,756)	201,308	139,161	(62,147)
942-0700	ELECTRICAL MATERIALS	10,426	2,443	(7,983)	38,938	29,322	(9,616)
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	2,545	4,215	1,670	70,731	50,582	(20,149)
942-0810	MAINTENANCE VEHICLE - LICENSE	0	0	0	8	0	(8)
942-0850	PEST CONTROL SUPPLIES	5,280	1,742	(3,538)	26,695	20,910	(5,785)
942-0900	MAINTENANCE TOOLS	4,885	1,579	(3,307)	84,371	18,943	(65,428)
942-1000	MAINTENANCE MATERIALS	39,023	37,112	(1,911)	588,957	445,344	(143,613)
942-1010	MAINTENANCE EQUIPMENT	2,309	1,401	(907)	15,908	16,816	908
942-1050	Early Pay Discount	(127)	0	127	(24,995)	0	24,995
942-1100	FEE FOR SERVICE	0	0	0	0	0	0
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>109,966</b>	<b>91,495</b>	<b>(18,472)</b>	<b>1,493,148</b>	<b>1,097,948</b>	<b>(395,201)</b>
943-0100	ELEVATORS - CONTRACTED SERV	29,766	17,095	(12,672)	169,578	205,132	35,554
943-0200	HVAC - CONTRACTED SERV	24,005	16,224	(7,781)	461,816	194,688	(267,129)
943-0300	LAWNS - CONTRACTED SERV	122,620	23,956	(98,664)	410,964	287,473	(123,491)
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	113	963	850	10,502	11,561	1,058
943-0500	PEST CONTROL - CONTRACTED SERV	0	233	233	311	2,798	2,487
943-0600	SNOW REMOVAL - CONTRACTED SERV	0	13,148	13,148	58,228	157,782	99,554
943-0700	TRASH - CONTRACTED SERV	47,254	9,435	(37,820)	304,647	113,217	(191,430)
943-0750	LANDFILL FEES - CONTRACTED SERV	295	542	247	4,203	6,507	2,304
943-0800	CLEANING - CONTRACTED SERV	69,866	77,089	7,224	712,757	925,071	212,314
943-0900	PAINTING - CONTRACTED SERV	27,260	13,126	(14,134)	273,677	157,517	(116,161)
943-1000	ARBORIST - CONTRACTED SERV	10,550	9,359	(1,191)	82,308	112,308	30,000
943-1100	FLOORING REPL - CONTRACTED SERV	71,605	14,739	(56,867)	627,701	176,864	(450,837)
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	1,800	0	(1,800)	4,061	0	(4,061)
943-1300	CONCRETE WORK - CONTRACTED SERV	25,302	22,293	(3,009)	91,439	267,518	176,080
943-1400	ELECTRICAL - CONTRACTED SERV	19,890	16,885	(3,005)	144,603	202,612	58,010
943-1500	LANDSCAPE - CONTRACTED SERV	0	21,190	21,190	96,122	254,282	158,160
943-1600	PLUMBING - CONTRACTED SERV	36,592	59,792	23,200	210,674	717,501	506,826
943-1700	ROOF REPAIRS - CONTRACTED SERV	(14,290)	37,070	51,360	30,955	444,840	413,885
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	66,834	17,137	(49,697)	248,180	205,647	(42,533)
943-1800	VEHICLE MAINTENANCE & REPAIR	6,754	3,602	(3,152)	84,567	43,229	(41,338)
943-1850	MAINTENANCE EQUIPMENT REPAIR	0	1,006	1,006	10,696	12,076	1,380
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	12,051	125,935	113,884	374,460	1,511,227	1,136,767
943-1950	VACANT TURNOVER - CONTRACTED SERV	0	298	298	18,150	3,572	(14,578)
943-1951	VACANCY REDUCTION - CONTRACTED SERV	10,107	59,800	49,693	10,932	717,606	706,674
943-2000	INSPECTIONS - CONTRACTED SERV	7,472	1,822	(5,651)	158,857	21,861	(136,996)
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	174,370	138,273	(36,097)	564,451	1,659,281	1,094,829
943-2300	Fire Safety - Contracted Services	26,869	0	(26,869)	211,945	0	(211,945)
943-2500	OTHER - OUTSIDE MAINT	0	38	38	105	458	353
943-2600	HAZMAT - CONTRACTED SERV	27,548	79,720	52,171	416,815	956,637	539,822
943-2800	RADON - CONTRACTED SERV	0	0	0	43,220	0	(43,220)
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR :	0	17,651	17,651	0	211,808	211,808
943-3100	ALLOC INSPECTIONS EXPENSE	0	2,174	2,174	0	26,087	26,087
943-5000	ALLOC FORCE ACCOUNT LABOR	0	15,289	15,289	0	183,466	183,466
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>804,634</b>	<b>815,886</b>	<b>11,252</b>	<b>5,836,925</b>	<b>9,790,628</b>	<b>3,953,702</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	(60)	3,133	3,193	(8,523)	37,600	46,123
945-0100	ALLOC MAINT EMP BENEFITS	0	(3,499)	(3,499)	0	0	0
945-0600	ER MED/DENTAL INS - MAINT	54,057	64,166	10,108	849,025	769,991	(79,034)
945-0700	ER PENSION - MAINT	19,388	23,896	4,508	177,278	223,821	46,543
945-0800	ER TAXES - MAINT	33,149	33,237	88	264,435	311,314	46,879
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>106,534</b>	<b>120,932</b>	<b>14,398</b>	<b>1,282,215</b>	<b>1,342,726</b>	<b>60,511</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,483,474</b>	<b>1,409,058</b>	<b>(74,416)</b>	<b>12,013,977</b>	<b>15,800,618</b>	<b>3,786,642</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

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	PTD	PTD		YTD	YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>						
<b>950-0100</b>	<b>PROTECTIVE SERVICE SALARIES</b>						
951-0000	SECURITY SALARY	31,650	18,330	(13,321)	283,899	219,953	(63,945)
951-0100	SECURITY CASUAL LABOR	15,080	0	(15,080)	15,080	0	(15,080)
<b>951-0199</b>	<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>46,730</b>	<b>18,330</b>	<b>(28,401)</b>	<b>298,979</b>	<b>219,953</b>	<b>(79,025)</b>
951-0200	FRONT LINE SERVICE FEES	55,334	47,369	(7,965)	682,925	568,419	(114,506)
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>55,334</b>	<b>47,369</b>	<b>(7,965)</b>	<b>682,925</b>	<b>568,419</b>	<b>(114,506)</b>
952-0000	GUARDS - CONTRACTED SECURITY	0	0	0	36,992	0	(36,992)
952-0100	SECURITY & MONITORING	52,447	6,722	(45,725)	314,354	80,668	(233,686)
952-0300	SECURITY - CONTRACTED SERV	333	35	(298)	15,135	420	(14,715)
953-0000	SECURITY EQUIPMENT & MATERIALS	11,938	39,810	27,872	162,517	477,722	315,205
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>64,718</b>	<b>46,567</b>	<b>(18,150)</b>	<b>528,999</b>	<b>558,810</b>	<b>29,811</b>
955-0000	SECURITY EMPLOYEE BENEFITS	0	0	0	0	0	0
955-0600	ER MEDICAL/DENTAL INS - SECURITY	2,991	1,561	(1,430)	62,031	18,734	(43,297)
955-0700	ER PENSION - SECURITY	1,133	0	(1,133)	9,263	0	(9,263)
955-0800	ER TAXES - SECURITY	2,272	1,402	(870)	23,952	16,826	(7,126)
<b>955-9999</b>	<b>TOTAL SECURITY EMPLOYEE BENEFITS</b>	<b>6,396</b>	<b>2,963</b>	<b>(3,432)</b>	<b>95,246</b>	<b>35,560</b>	<b>(59,686)</b>
<b>959-9999</b>	<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>173,178</b>	<b>115,229</b>	<b>(57,949)</b>	<b>1,606,148</b>	<b>1,382,743</b>	<b>(223,406)</b>
<b>960-0000</b>	<b>GENERAL EXPENSES</b>						
<b>960-0100</b>	<b>INSURANCE EXPENSES</b>						
961-0000	INSURANCE - LIABILITY	(33,305)	26,713	60,017	274,039	320,550	46,512
961-0050	INSURANCE - PROPERTY	69,519	64,458	(5,062)	806,305	773,493	(32,812)
961-0100	INSURANCE - WORKERS COMP	43,451	25,973	(17,479)	310,986	311,674	688
961-0300	ALLOC INSURANCE EXPENSES	0	0	0	0	0	0
<b>961-9999</b>	<b>TOTAL INSURANCE EXP</b>	<b>79,666</b>	<b>117,143</b>	<b>37,477</b>	<b>1,391,330</b>	<b>1,405,717</b>	<b>14,387</b>
962-0000	OTHER GENERAL	0	0	0	0	0	0
964-0000	BAD DEBT EXPENSE	94,600	21,622	(72,977)	620,840	259,469	(361,370)
<b>964-9999</b>	<b>TOTAL BAD DEBT EXPENSE</b>	<b>94,600</b>	<b>21,622</b>	<b>(72,977)</b>	<b>620,840</b>	<b>259,469</b>	<b>(361,370)</b>
965-0000	CLOSING COSTS	0	0	0	0	0	0
967-0000	MORTGAGE INTEREST	6,456	6,667	211	75,114	80,000	4,886
<b>967-0190</b>	<b>TOTAL LOAN INTEREST</b>	<b>6,456</b>	<b>6,667</b>	<b>211</b>	<b>75,114</b>	<b>80,000</b>	<b>4,886</b>
967-0300	INTEREST EXP-H.I.O.	0	0	0	0	0	0
967-0400	INTEREST EXP-OHA LOAN	0	0	0	0	0	0
967-0450	INTEREST EXP-OHA LOAN 2	0	0	0	0	0	0
<b>967-9999</b>	<b>TOTAL NON-CASH INT EXP</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>969-9999</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>180,721</b>	<b>145,432</b>	<b>(35,289)</b>	<b>2,087,283</b>	<b>1,745,186</b>	<b>(342,097)</b>
<b>970-0000</b>	<b>OTHER EXPENSES</b>						
971-1000	RELOCATION EXPENSE	0	0	0	0	0	0
<b>972-0000</b>	<b>CASUALTY LOSS</b>						
972-0200	CASUALTY LOSS CONTRACTS	0	0	0	0	0	0
<b>972-9000</b>	<b>NET CASUALTY LOSS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>972-9900</b>	<b>TOTAL OTHER EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>972-9990</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>4,377,951</b>	<b>3,637,496</b>	<b>(740,455)</b>	<b>35,909,146</b>	<b>39,491,555</b>	<b>3,582,410</b>
<b>972-9995</b>	<b>NON-OPERATING EXPENSES</b>						
<b>972-9999</b>	<b>HAP EXPENSES</b>						
973-0000	HAP EXPENSE	3,256,905	3,154,451	(102,454)	37,716,307	37,853,415	137,108
973-0200	HAP EXPENSE - PORTABLE	65,953	79,094	13,141	490,740	949,126	458,386
973-0500	UTILITY REIMBURSEMENT	157,635	101,360	(56,275)	1,801,176	1,216,313	(584,863)
<b>973-9999</b>	<b>TOTAL HAP EXPENSES</b>	<b>3,480,493</b>	<b>3,334,904</b>	<b>(145,588)</b>	<b>40,008,223</b>	<b>40,018,853</b>	<b>10,630</b>
974-0000	DEPRECIATION EXPENSE	247,610	238,209	(9,401)	3,065,510	2,858,505	(207,005)
974-0200	ORGANIZATIONAL COSTS	0	0	0	0	0	0
<b>974-0299</b>	<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>247,610</b>	<b>238,209</b>	<b>(9,401)</b>	<b>3,065,510</b>	<b>2,858,505</b>	<b>(207,005)</b>
<b>979-9900</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>3,728,103</b>	<b>3,573,113</b>	<b>(154,990)</b>	<b>43,073,733</b>	<b>42,877,359</b>	<b>(196,374)</b>
<b>979-9999</b>	<b>TOTAL EXPENSES</b>	<b>8,106,054</b>	<b>7,210,610</b>	<b>(895,444)</b>	<b>78,982,879</b>	<b>82,368,914</b>	<b>3,386,035</b>
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	43,431	8,249,766	(8,206,335)	2,348,147	10,539,295	(8,191,148)
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0	8,306,915	8,306,915	1,793,301	10,148,407	8,355,106
999-0100	OPERATING TRANSFER - IN	0	0	0	0	0	0

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		PTD			YTD		
		Actual	Budget	Variance	Actual	Budget	Variance
999-0110	OPERATING TRANSFER - OUT	0	0	0	0	0	0
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>(43,431)</b>	<b>57,149</b>	<b>100,580</b>	<b>(554,846)</b>	<b>(390,888)</b>	<b>163,958</b>
999-1000	PRIOR PERIOD ADJUSTMENT	210	0	(210)	(2,606)	0	2,606
<b>999-1999</b>	<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>210</b>	<b>0</b>	<b>(210)</b>	<b>(2,606)</b>	<b>0</b>	<b>2,606</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>(465,131)</b>	<b>5,425,072</b>	<b>(5,890,203)</b>	<b>(828,859)</b>	<b>3,798,467</b>	<b>(4,627,326)</b>

Property = 7pubhsg 7cap

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD		YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>1,377,331</b>	<b>6,224,171</b>	<b>(4,846,840)</b>	<b>16,750,684</b>	<b>22,541,905</b>	<b>(5,791,221)</b>
<b>EXPENSES</b>	<b>2,156,215</b>	<b>1,759,503</b>	<b>(396,713)</b>	<b>20,599,141</b>	<b>19,911,408</b>	<b>(687,733)</b>
<b>TRANSFERS</b>	<b>0</b>	<b>7,879,423</b>	<b>7,879,423</b>	<b>(1,683,199)</b>	<b>6,572,529</b>	<b>8,255,728</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>178</b>	<b>0</b>	<b>(178)</b>	<b>(1,669)</b>	<b>0</b>	<b>1,669</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(779,062)</b>	<b>(3,414,755)</b>	<b>2,635,693</b>	<b>(2,163,589)</b>	<b>(3,942,033)</b>	<b>1,778,444</b>
LESS NON-CASH REVENUE (HIO LOANS)	0	0	0	0	0	0
PLUS NON-CASH EXPENSE (DEPRECIATION)	168,549	162,108	(6,441)	2,089,083	1,945,295	(143,788)
PLUS NON-CASH EXPENSE (Prior Period Adj)	178	0	(178)	(150)	(1,669)	0
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(610,335)</b>	<b>(3,252,647)</b>	<b>2,629,074</b>	<b>(74,656)</b>	<b>(1,998,407)</b>	<b>1,634,656</b>

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD		YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>108,610</b>	<b>808,282</b>	<b>(699,672)</b>	<b>1,520,498</b>	<b>1,999,382</b>	<b>(478,884)</b>
<b>EXPENSES</b>	<b>340,848</b>	<b>219,372</b>	<b>(121,476)</b>	<b>2,955,440</b>	<b>2,506,246</b>	<b>(449,194)</b>
<b>TRANSFERS</b>	<b>(43,431)</b>	<b>(40,289)</b>	<b>3,142</b>	<b>(664,948)</b>	<b>(483,471)</b>	<b>181,477</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>32</b>	<b>0</b>	<b>(32)</b>	<b>(937)</b>	<b>0</b>	<b>937</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(188,839)</b>	<b>629,199</b>	<b>(818,039)</b>	<b>(769,057)</b>	<b>(23,393)</b>	<b>(745,664)</b>
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	0	0	0	0	0	0
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	0	0	0	0	0	0
PLUS NON-CASH EXPENSE (HIO LOANS)	0	0	0	0	0	0
PLUS NON-CASH EXPENSE (DEPRECIATION)	58,443	57,247	(1,195)	734,003	686,966	(47,037)
PLUS NON-CASH EXPENSE (Prior Period Adj)	32	0	(32)	34,299	(937)	0
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(130,364)</b>	<b>686,446</b>	<b>(819,266)</b>	<b>(755)</b>	<b>662,636</b>	<b>(792,701)</b>

Section 8 Operating (7fin8op)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD		YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>4,015,104</b>	<b>3,326,160</b>	<b>688,944</b>	<b>40,180,418</b>	<b>39,913,922</b>	<b>266,496</b>
<b>EXPENSES</b>	<b>3,482,985</b>	<b>3,326,629</b>	<b>(156,356)</b>	<b>39,812,298</b>	<b>39,908,364</b>	<b>96,065</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>NET OPERATING INCOME (LOSS)</b>	<b>532,119</b>	<b>(469)</b>	<b>532,588</b>	<b>368,120</b>	<b>5,558</b>	<b>362,562</b>
PLUS NON-CASH EXPENSE (Prior Period Adj)	0	0	0	0	0	0
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>532,119</b>	<b>(469)</b>	<b>532,588</b>	<b>368,120</b>	<b>5,558</b>	<b>362,562</b>

## Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD		YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>366,461</b>	<b>358,204</b>	<b>8,256</b>	<b>4,177,065</b>	<b>4,298,452</b>	<b>(121,387)</b>
<b>EXPENSES</b>	<b>497,085</b>	<b>400,462</b>	<b>(96,623)</b>	<b>3,935,302</b>	<b>4,088,206</b>	<b>152,903</b>
<b>TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(130,624)</b>	<b>(42,258)</b>	<b>(88,366)</b>	<b>241,763</b>	<b>210,246</b>	<b>31,516</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292	1,292	0	15,510	15,510	0
PLUS NON-CASH EXPENSE (Prior Period Adj)	0	0	0	0	0	0
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(129,332)</b>	<b>(40,966)</b>	<b>(88,366)</b>	<b>257,273</b>	<b>225,756</b>	<b>31,516</b>

Property = 7fdscent

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD		YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUES</b>	<b>704,319</b>	<b>603,420</b>	<b>100,899</b>	<b>7,042,693</b>	<b>7,241,040</b>	<b>(198,347)</b>
<b>EXPENSES</b>	<b>1,121,941</b>	<b>868,529</b>	<b>(253,413)</b>	<b>7,957,236</b>	<b>8,321,306</b>	<b>364,069</b>
<b>TRANSFERS</b>	<b>0</b>	<b>(8,088,900)</b>	<b>(8,088,900)</b>	<b>0</b>	<b>(8,628,354)</b>	<b>(8,628,354)</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(417,622)</b>	<b>7,823,792</b>	<b>(8,241,414)</b>	<b>(914,543)</b>	<b>7,548,088</b>	<b>(8,462,631)</b>
PLUS NON-CASH EXPENSE (DEPRECIATION)	19,265	17,561	(1,704)	226,180	210,734	(15,446)
PLUS NON-CASH EXPENSE (Prior Period Adj)	0	0	0	0	0	0
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>(398,357)</b>	<b>7,841,353</b>	<b>(8,243,118)</b>	<b>(688,363)</b>	<b>7,758,822</b>	<b>(8,478,077)</b>

Public Housing (7pubhsg)  
**Budget Comparison**  
 Period = Dec 2023  
 Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>							
<b>701-0000 TENANT REVENUES</b>							
704-9999 TOTAL TENANT REVENUES	626,022	553,535	72,487	616,698	7,512,166	6,642,422	869,744
705-0000 HUD GRANTS AND SUBSIDY							
706-9999 TOTAL HUD GRANTS AND SUBSIDY	691,238	606,784	84,454	740,280	8,305,057	7,281,412	1,023,645
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	36,606	23,405	13,200	87,764	274,596	280,861	(6,265)
<b>710-0000 INVESTMENT INCOME</b>							
711-0199 TOTAL INTEREST INCOME - MAIN	2,241	417	1,825	6,218	31,087	5,000	26,087
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	97,724	0	97,724
712-1999 INT INCOME - RESTRICT FUNDS	496	54	442	729	5,737	650	5,087
714-0000 OTHER INCOME							
719-9999 TOTAL OTHER INCOME	20,728	5,039,976	(5,019,247)	28,520	524,252	8,331,560	(7,807,308)
<b>799-9999 TOTAL REVENUES</b>	<b>1,377,331</b>	<b>6,224,171</b>	<b>(4,846,840)</b>	<b>1,480,209</b>	<b>16,750,619</b>	<b>22,541,905</b>	<b>(5,791,286)</b>
<b>900-0000 EXPENSES</b>							
<b>900-0100 OPERATING EXPENSES</b>							
<b>901-0000 ADMINISTRATIVE EXPENSES</b>							
<b>910-0000 ADMINISTRATIVE SALARIES</b>							
911-9900 TOTAL ADMIN SALARIES	166,411	120,423	(45,987)	161,958	1,103,437	1,088,593	(14,844)
913-9999 TOTAL ADMINISTRATIVE FEE	155,952	138,706	(17,247)	84,008	1,430,875	1,664,466	233,591
914-9999 TOTAL COMPENSATED ABSENCE	0	0	0	(2,590)	0	0	(2,590)
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	37,219	28,353	(8,866)	46,263	373,003	320,436	(52,567)
916-9999 TOTAL OTHER ADMIN EXPENSES	30,200	49,258	19,059	274,694	656,949	591,107	(65,842)
919-0999 TOTAL FEE FOR SERVICE	11,636	29,674	18,038	43,321	162,845	356,086	193,241
919-9999 TOTAL ADMINISTRATIVE EXPENSES	401,418	366,414	(35,004)	607,654	3,727,109	4,020,687	293,578
921-9900 RESIDENT SERV SALARIES	14,370	6,875	(7,495)	0	101,256	82,500	(18,756)
922-9999 RELOCATION EXPENSE	2,271	805	(1,466)	500	14,567	9,653	(4,913)
923-9999 RESIDENT SERV EMP BENEFITS	2,443	0	(2,443)	0	5,680	0	(5,680)
924-0299 RESIDENT FUND	0	4,765	4,765	31,694	1,065	57,185	56,120
924-9999 FEE FOR SERVICE	165,296	171,052	5,756	254,917	1,874,409	2,052,623	178,214
925-9900 TOTAL OTHER RESIDENT SERVICES	184,380	183,497	(883)	287,111	1,996,977	2,201,962	204,985
925-9999 TOTAL RESIDENT SERVICE EXPENSES	184,380	183,497	(883)	287,111	1,996,977	2,201,962	204,985
<b>930-0000 UTILITY EXPENSES</b>							
939-9999 TOTAL UTILITY EXPENSES	403,473	221,233	(182,240)	408,937	3,210,688	2,654,796	(555,892)
<b>940-0000 TOTAL MAINTENANCE</b>							
<b>940-5000 MAINTENANCE SALARIES</b>							
941-9999 TOTAL MAINTENANCE SALARIES	362,634	299,113	(63,520)	392,356	2,681,117	2,838,739	157,622
942-9900 TOTAL MAINTENANCE MATERIALS	81,747	78,949	(2,798)	101,345	1,059,369	947,397	(111,972)
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	321,448	190,781	(130,667)	222,866	2,571,065	2,289,367	(281,698)
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	86,749	93,553	6,804	71,658	959,359	1,046,902	87,543
949-9999 TOTAL MAINTENANCE EXPENSES	852,577	662,395	(190,182)	788,225	7,270,910	7,122,405	(148,505)
<b>950-0000 PROTECTIVE SERVICE EXPENSES</b>							
951-9999 TOTAL FEE FOR SERVICE	51,535	45,831	(5,703)	77,176	641,042	549,973	(91,069)
953-9999 TOTAL SECURITY EXPENSE	19,196	8,793	(10,404)	5,211	92,097	105,510	13,413
955-9999 TOTAL SECURITY EMPLOYEE BENEFITS	0	0	0	0	0	0	0
959-9999 TOTAL PROTECT SERVICE EXPENSES	70,731	54,624	(16,107)	82,387	733,139	655,483	(77,656)
<b>960-0000 GENERAL EXPENSES</b>							
<b>960-0100 INSURANCE EXPENSES</b>							
961-9999 TOTAL INSURANCE EXP	(27,491)	78,330	105,821	82,258	872,066	939,960	67,894
964-9999 TOTAL BAD DEBT EXPENSE	94,600	19,080	(75,520)	(259,346)	490,520	228,955	(261,565)
969-9999 TOTAL GENERAL EXPENSES	67,108	97,409	30,301	(177,088)	1,362,586	1,168,915	(193,671)
<b>970-0000 OTHER EXPENSES</b>							
<b>972-0000 CASUALTY LOSS</b>							
972-9000 NET CASUALTY LOSS	0	0	0	0	0	0	2,500
972-9900 TOTAL OTHER EXPENSES	0	0	0	0	0	0	2,500
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>1,979,687</b>	<b>1,585,573</b>	<b>(394,115)</b>	<b>1,997,227</b>	<b>18,301,409</b>	<b>17,824,249</b>	<b>(477,161)</b>
<b>972-9995 NON-OPERATING EXPENSES</b>							
<b>972-9999 HAP EXPENSES</b>							
973-9999 TOTAL HAP EXPENSES	7,979	11,822	3,843	23,683	208,873	141,864	(67,009)
974-0299 TOTAL DEPR & AMORT EXPENSE	168,549	162,108	(6,441)	175,613	2,089,083	1,945,295	(143,788)
979-9900 TOTAL NON-OPERATING EXPENSES	176,528	173,930	(2,598)	199,296	2,297,956	2,087,159	(210,797)
<b>979-9999 TOTAL EXPENSES</b>	<b>2,156,215</b>	<b>1,759,503</b>	<b>(396,713)</b>	<b>2,196,522</b>	<b>20,599,366</b>	<b>19,911,408</b>	<b>(687,958)</b>
999-0999 TOTAL TRANSFERS	0	7,879,423	7,879,423	(25,406)	(1,683,199)	6,572,529	8,255,728
999-1999 TOTAL PRIOR PERIOD ADJUSTMENT	178	0	(178)	(150)	(1,669)	0	1,669

Public Housing (7pubhsg)  
**Budget Comparison**  
 Period = Dec 2023  
 Book = Accrual ; Tree = ysi\_is

	PTD	PTD		PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
999-9990 NET OPERATING INCOME (LOSS)	(779,062)	(3,414,755)	2,635,693	(690,757)	(2,163,879)	(3,942,033)	1,778,154	(1,558,118)

HIO, Inc. (7hioinc)  
**Budget Comparison**  
 Period = Dec 2023  
 Book = Accrual ; Tree = ysl\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>							
<b>701-0000 TENANT REVENUES</b>							
704-9999 TOTAL TENANT REVENUES	96,709	94,087	2,622	119,775	1,368,162	1,129,049	239,113
705-0000 HUD GRANTS AND SUBSIDY							
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	36
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0	0	0	0	1,010	0	5,220
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	0	5,000
712-1999 INT INCOME - RESTRICT FUNDS	740	104	636	925	7,320	1,250	2,047
714-0000 OTHER INCOME							
719-9999 TOTAL OTHER INCOME	11,161	714,090	(702,930)	11,922	142,275	869,083	(726,808)
<b>799-9999 TOTAL REVENUES</b>	<b>108,610</b>	<b>808,282</b>	<b>(699,672)</b>	<b>132,623</b>	<b>1,518,767</b>	<b>1,999,382</b>	<b>(480,615)</b>
<b>900-0000 EXPENSES</b>							
<b>900-0100 OPERATING EXPENSES</b>							
<b>901-0000 ADMINISTRATIVE EXPENSES</b>							
<b>910-0000 ADMINISTRATIVE SALARIES</b>							
911-9900 TOTAL ADMIN SALARIES	11,489	8,126	(3,363)	11,203	81,978	74,777	(7,202)
913-9999 TOTAL ADMINISTRATIVE FEE	13,241	8,293	(4,948)	11,932	156,654	99,519	(57,134)
914-9999 TOTAL COMPENSATED ABSENCE	0	0	0	5,224	0	0	5,224
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	3,400	2,455	(945)	3,278	32,648	26,987	(5,661)
916-9999 TOTAL OTHER ADMIN EXPENSES	33,349	9,443	(23,906)	(3,635)	159,604	113,319	(46,284)
919-0999 TOTAL FEE FOR SERVICE	1,183	584	(599)	519	13,041	7,008	(6,033)
919-9999 TOTAL ADMINISTRATIVE EXPENSES	62,662	28,902	(33,760)	28,521	443,925	321,610	(122,314)
921-9990 RESIDENT SERV SALARIES	0	350	350	0	0	4,200	4,200
922-9999 RELOCATION EXPENSE	0	30	30	190	395	362	(34)
924-0299 RESIDENT FUND	0	191	191	0	0	2,295	2,295
924-9999 FEE FOR SERVICE	14,816	11,117	(3,699)	15,855	159,804	133,406	(26,398)
925-9900 TOTAL OTHER RESIDENT SERVICES	14,816	11,689	(3,128)	16,045	160,199	140,262	(19,937)
925-9999 TOTAL RESIDENT SERVICE EXPENSES	14,816	11,689	(3,128)	16,045	160,199	140,262	(19,937)
<b>930-0000 UTILITY EXPENSES</b>							
939-9999 TOTAL UTILITY EXPENSES	9,173	11,148	1,975	16,338	140,047	133,773	(6,275)
<b>940-0000 TOTAL MAINTENANCE</b>							
<b>940-5000 MAINTENANCE SALARIES</b>							
941-9999 TOTAL MAINTENANCE SALARIES	66,035	33,653	(32,382)	36,364	365,192	314,524	(50,668)
942-9900 TOTAL MAINTENANCE MATERIALS	19,511	9,556	(9,955)	19,128	161,267	114,668	(46,599)
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	53,068	29,752	(23,316)	54,313	388,575	357,026	(31,549)
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	8,279	10,066	1,787	7,775	105,188	109,100	3,912
949-9999 TOTAL MAINTENANCE EXPENSES	146,893	83,026	(63,867)	117,581	1,020,222	895,318	(124,904)
<b>950-0000 PROTECTIVE SERVICE EXPENSES</b>							
951-9999 TOTAL FEE FOR SERVICE	3,799	1,537	(2,262)	2,410	41,232	18,446	(22,786)
953-9999 TOTAL SECURITY EXPENSE	2,305	1,739	(566)	770	20,710	20,867	157
959-9999 TOTAL PROTECT SERVICE EXPENSES	6,104	3,276	(2,828)	3,180	61,942	39,313	(22,629)
<b>960-0000 GENERAL EXPENSES</b>							
<b>960-0100 INSURANCE EXPENSES</b>							
961-9999 TOTAL INSURANCE EXP	38,740	17,734	(21,006)	19,451	226,274	212,803	(13,471)
964-9999 TOTAL BAD DEBT EXPENSE	0	2,459	2,459	(41,605)	120,297	29,514	(90,782)
967-9999 TOTAL NON-CASH INT EXP	0	0	0	0	0	0	62,154
969-9999 TOTAL GENERAL EXPENSES	38,740	20,193	(18,547)	(22,155)	346,570	242,317	(104,253)
<b>970-0000 OTHER EXPENSES</b>							
<b>972-0000 CASUALTY LOSS</b>							
972-9000 NET CASUALTY LOSS	0	0	0	0	0	0	250
972-9900 TOTAL OTHER EXPENSES	0	0	0	0	0	0	250
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>278,388</b>	<b>158,234</b>	<b>(120,154)</b>	<b>159,510</b>	<b>2,172,906</b>	<b>1,772,594</b>	<b>(400,312)</b>
<b>972-9995 NON-OPERATING EXPENSES</b>							
<b>972-9999 HAP EXPENSES</b>							
973-9999 TOTAL HAP EXPENSES	4,017	3,890	(126)	5,028	47,552	46,686	(866)
974-0299 TOTAL DEPR & AMORT EXPENSE	58,443	57,247	(1,195)	63,417	734,003	686,966	(47,037)
979-9900 TOTAL NON-OPERATING EXPENSES	62,460	61,138	(1,322)	68,445	781,555	733,652	(47,903)
<b>979-9999 TOTAL EXPENSES</b>	<b>340,848</b>	<b>219,372</b>	<b>(121,476)</b>	<b>227,955</b>	<b>2,954,461</b>	<b>2,506,246</b>	<b>(448,215)</b>
999-0999 TOTAL TRANSFERS	(43,431)	(40,289)	3,142	(43,409)	(664,948)	(483,471)	181,477
999-1999 TOTAL PRIOR PERIOD ADJUSTMENT	32	0	(32)	34,299	(937)	0	937
<b>999-9990 NET OPERATING INCOME (LOSS)</b>	<b>(188,839)</b>	<b>629,199</b>	<b>(818,039)</b>	<b>(86,223)</b>	<b>(769,809)</b>	<b>(23,393)</b>	<b>(746,416)</b>

Section 8 Operating (7fin8op)  
**Budget Comparison**  
 Period = Dec 2023  
 Book = Accrual ; Tree = ysl\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>							
<b>701-0000 TENANT REVENUES</b>							
704-9999 TOTAL TENANT REVENUES	0	250	(250)	64	1,913	3,000	(1,087)
705-0000 HUD GRANTS AND SUBSIDY							
706-9999 TOTAL HUD GRANTS AND SUBSIDY	4,001,719	3,318,077	683,642	3,338,413	39,992,061	39,816,922	175,139
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	13,385	0	13,385	254,806	175,836	0	175,836
712-1999 INT INCOME - RESTRICT FUNDS	0	0	0	0	0	0	0
714-0000 OTHER INCOME							
719-9999 TOTAL OTHER INCOME	0	7,833	(7,833)	(68,552)	10,608	94,000	(83,392)
<b>799-9999 TOTAL REVENUES</b>	<b>4,015,104</b>	<b>3,326,160</b>	<b>688,944</b>	<b>3,524,732</b>	<b>40,180,418</b>	<b>39,913,922</b>	<b>266,496</b>
<b>900-0000 EXPENSES</b>							
<b>900-0100 OPERATING EXPENSES</b>							
<b>901-0000 ADMINISTRATIVE EXPENSES</b>							
<b>910-0000 ADMINISTRATIVE SALARIES</b>							
911-9900 TOTAL ADMIN SALARIES	0	3,181	3,181	0	0	27,565	27,565
913-9999 TOTAL ADMINISTRATIVE FEE	2,028	0	(2,028)	3,822	25,311	0	(25,311)
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	0	537	537	0	0	5,857	5,857
916-9999 TOTAL OTHER ADMIN EXPENSES	3,219	3,635	416	(110,168)	23,882	43,618	19,737
919-9999 TOTAL ADMINISTRATIVE EXPENSES	5,247	7,352	2,105	(106,346)	49,193	77,040	27,847
922-9999 RELOCATION EXPENSE	793	0	(793)	3,046	20,231	0	(20,231)
925-9900 TOTAL OTHER RESIDENT SERVICES	793	0	(793)	3,046	20,231	0	(20,231)
925-9999 TOTAL RESIDENT SERVICE EXPENSES	793	0	(793)	3,046	20,231	0	(20,231)
<b>927-9999 COVID-19 EXPENSES</b>							
928-9999 TOTAL COVID-19 EXPENSES	0	0	0	(56,372)	0	0	0
<b>930-0000 UTILITY EXPENSES</b>							
939-9999 TOTAL UTILITY EXPENSES	0	0	0	550	(22)	0	22
<b>940-0000 TOTAL MAINTENANCE</b>							
<b>940-5000 MAINTENANCE SALARIES</b>							
941-9999 TOTAL MAINTENANCE SALARIES	0	0	0	0	0	0	0
942-9900 TOTAL MAINTENANCE MATERIALS	0	0	0	0	0	0	0
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	0	0	0	0	0	0	0
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	0	0	0	0	0	0	0
949-9999 TOTAL MAINTENANCE EXPENSES	0	0	0	0	0	0	0
<b>950-0000 PROTECTIVE SERVICE EXPENSES</b>							
953-9999 TOTAL SECURITY EXPENSE	0	0	0	0	0	0	47
959-9999 TOTAL PROTECT SERVICE EXPENSES	0	0	0	0	0	0	47
<b>960-0000 GENERAL EXPENSES</b>							
<b>960-0100 INSURANCE EXPENSES</b>							
961-9999 TOTAL INSURANCE EXP	0	85	85	0	0	1,020	1,020
964-9999 TOTAL BAD DEBT EXPENSE	0	0	0	0	(228)	0	228
969-9999 TOTAL GENERAL EXPENSES	0	85	85	0	(228)	1,020	1,248
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>6,040</b>	<b>7,437</b>	<b>1,397</b>	<b>(159,122)</b>	<b>69,174</b>	<b>78,060</b>	<b>8,886</b>
<b>972-9995 NON-OPERATING EXPENSES</b>							
<b>972-9999 HAP EXPENSES</b>							
973-9999 TOTAL HAP EXPENSES	3,476,945	3,319,192	(157,753)	3,245,646	39,743,124	39,830,303	87,179
979-9900 TOTAL NON-OPERATING EXPENSES	3,476,945	3,319,192	(157,753)	3,245,646	39,743,124	39,830,303	87,179
<b>979-9999 TOTAL EXPENSES</b>	<b>3,482,985</b>	<b>3,326,629</b>	<b>(156,356)</b>	<b>3,086,524</b>	<b>39,812,298</b>	<b>39,908,364</b>	<b>96,065</b>
999-1999 TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	5,155
<b>999-9990 NET OPERATING INCOME (LOSS)</b>	<b>532,119</b>	<b>(469)</b>	<b>532,588</b>	<b>438,207</b>	<b>368,120</b>	<b>5,558</b>	<b>362,562</b>

Section 8 Administrative (7fin8adm)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysl\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD	
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
<b>700-0000 REVENUES</b>								
701-0000 TENANT REVENUES								
704-9999 TOTAL TENANT REVENUES	0	167	(167)	64	1,913	2,000	(87)	4,046
705-0000 HUD GRANTS AND SUBSIDY								
706-9999 TOTAL HUD GRANTS AND SUBSIDY	299,895	317,801	(17,906)	1,264,714	3,728,914	3,813,612	(84,698)	4,554,849
707-0000 TOTAL FEE REVENUE								
707-9999 TOTAL FEE REVENUE	0	3,975	(3,975)	0	0	47,700	(47,700)	28,313
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	65,227	36,262	28,966	26,193	426,971	435,140	(8,169)	421,189
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	304	0	304	0
714-0000 OTHER INCOME								
719-9999 TOTAL OTHER INCOME	1,338	0	1,338	25,481	18,962	0	18,962	34,113
799-9999 TOTAL REVENUES	366,461	358,204	8,256	1,316,452	4,177,065	4,298,452	(121,387)	5,042,509
<b>900-0000 EXPENSES</b>								
900-0100 OPERATING EXPENSES								
901-0000 ADMINISTRATIVE EXPENSES								
910-0000 ADMINISTRATIVE SALARIES								
911-9900 TOTAL ADMIN SALARIES	229,619	176,115	(53,504)	204,720	1,499,492	1,526,332	26,840	1,403,444
913-9999 TOTAL ADMINISTRATIVE FEE	91,079	94,750	3,671	84,201	1,045,796	1,183,798	138,002	1,044,144
914-9999 TOTAL COMPENSATED ABSENCE	0	0	0	(20,601)	0	0	0	(20,601)
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	52,522	51,911	(611)	50,316	558,883	545,738	(13,144)	503,785
916-9999 TOTAL OTHER ADMIN EXPENSES	60,996	37,315	(23,681)	70,210	420,919	447,784	26,865	413,166
919-9999 TOTAL ADMINISTRATIVE EXPENSES	434,217	360,092	(74,125)	388,846	3,525,090	3,703,653	178,563	3,343,938
922-9999 RELOCATION EXPENSE	0	0	0	0	0	0	0	499
924-0299 RESIDENT FUND	624	142	(482)	0	3,345	1,700	(1,645)	2,600
925-9900 TOTAL OTHER RESIDENT SERVICES	624	142	(482)	0	3,345	1,700	(1,645)	3,099
925-9999 TOTAL RESIDENT SERVICE EXPENSES	624	142	(482)	0	3,345	1,700	(1,645)	3,099
940-0000 TOTAL MAINTENANCE								
940-5000 MAINTENANCE SALARIES								
941-9999 TOTAL MAINTENANCE SALARIES	32,145	26,485	(5,661)	28,933	217,923	229,534	11,610	195,034
942-9900 TOTAL MAINTENANCE MATERIALS	107	0	(107)	0	750	0	(750)	712
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	425	308	(117)	5,643	18,328	3,698	(14,630)	9,338
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	7,246	7,340	94	5,917	75,149	76,465	1,315	67,130
949-9999 TOTAL MAINTENANCE EXPENSES	39,923	34,132	(5,791)	40,492	312,151	309,696	(2,455)	272,214
950-0000 PROTECTIVE SERVICE EXPENSES								
953-9999 TOTAL SECURITY EXPENSE	0	100	100	144	0	1,200	1,200	647
959-9999 TOTAL PROTECT SERVICE EXPENSES	0	100	100	144	0	1,200	1,200	647
960-0000 GENERAL EXPENSES								
960-0100 INSURANCE EXPENSES								
961-9999 TOTAL INSURANCE EXP	19,612	4,704	(14,908)	5,373	74,917	56,447	(18,471)	59,278
969-9999 TOTAL GENERAL EXPENSES	19,612	4,704	(14,908)	5,373	74,917	56,447	(18,471)	59,278
972-9990 TOTAL OPERATING EXPENSES	494,376	399,170	(95,207)	434,855	3,915,504	4,072,695	157,192	3,679,175
972-9995 NON-OPERATING EXPENSES								
972-9999 HAP EXPENSES								
973-9999 TOTAL HAP EXPENSES	1,416	0	(1,416)	800	4,288	0	(4,288)	800
974-0299 TOTAL DEPR & AMORT EXPENSE	1,292	1,292	0	1,292	15,510	15,510	0	15,510
979-9900 TOTAL NON-OPERATING EXPENSES	2,708	1,292	(1,416)	2,092	19,799	15,510	(4,288)	16,310
979-9999 TOTAL EXPENSES	497,085	400,462	(96,623)	436,947	3,935,302	4,088,206	152,903	3,695,486
999-0999 TOTAL TRANSFERS	0	0	0	0	0	0	0	(7,814)
999-1999 TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	(50,437)	0	0	0	(50,437)
999-9990 NET OPERATING INCOME (LOSS)	(130,624)	(42,258)	(88,366)	929,942	241,763	210,246	31,516	1,405,275

C/O - after FMR 2016 (7fdscnt)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Last Year
<b>700-0000 REVENUES</b>							
701-0000 TENANT REVENUES							
704-9999 TOTAL TENANT REVENUES	2,008	17,974	(15,966)	18,633	184,610	215,690	(31,080)
705-0000 HUD GRANTS AND SUBSIDY							
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0	2,342	(2,342)	0	0	28,102	(28,102)
707-0000 TOTAL FEE REVENUE							
707-9999 TOTAL FEE REVENUE	485,536	495,694	(10,158)	578,161	5,441,869	5,948,325	(506,456)
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	212,197	86,297	125,900	0	869,875	1,035,565	(165,689)
<b>710-0000 INVESTMENT INCOME</b>							
711-0199 TOTAL INTEREST INCOME - MAIN	32	0	32	82	408	0	408
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	3,724	0	3,724
714-0000 OTHER INCOME							
719-9999 TOTAL OTHER INCOME	4,546	1,113	3,433	11,318	542,207	13,359	528,849
799-9999 TOTAL REVENUES	704,319	603,420	100,899	608,194	7,042,693	7,241,040	(198,347)
<b>900-0000 EXPENSES</b>							
900-0100 OPERATING EXPENSES							
901-0000 ADMINISTRATIVE EXPENSES							
910-0000 ADMINISTRATIVE SALARIES							
911-9900 TOTAL ADMIN SALARIES	581,655	518,763	(62,892)	511,711	3,949,817	4,497,929	548,112
913-9999 TOTAL ADMINISTRATIVE FEE	2,213	0	(2,213)	0	10,747	13,000	2,253
914-9999 TOTAL COMPENSATED ABSENCE	0	0	0	(60,879)	0	0	(60,879)
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	129,855	143,912	14,057	102,426	1,433,970	1,467,292	33,322
916-9999 TOTAL OTHER ADMIN EXPENSES	160,336	68,239	(92,098)	372,390	946,297	818,859	(127,438)
919-0999 TOTAL FEE FOR SERVICE	0	0	0	0	1,122	0	(1,122)
919-9999 TOTAL ADMINISTRATIVE EXPENSES	874,059	730,914	(143,146)	925,649	6,341,953	6,797,080	455,127
921-9990 RESIDENT SERV SALARIES	0	12,288	12,288	12,764	8,709	106,495	97,786
922-9999 RELOCATION EXPENSE	36,637	20,833	(15,804)	(225)	148,201	250,000	101,799
923-9999 RESIDENT SERV EMP BENEFITS	0	5,754	5,754	2,087	22,161	63,703	41,542
924-0099 YOUTH ACTIVITIES	0	83	83	0	0	1,000	1,000
924-0299 RESIDENT FUND	74,012	1,813	(72,198)	7,852	133,517	21,760	(111,757)
924-9999 FEE FOR SERVICE	0	0	0	0	10,906	0	(10,906)
925-9900 TOTAL OTHER RESIDENT SERVICES	110,649	40,772	(69,877)	22,478	323,494	442,958	119,465
925-9999 TOTAL RESIDENT SERVICE EXPENSES	110,649	40,772	(69,877)	22,478	323,494	442,958	119,465
930-0000 UTILITY EXPENSES							
939-9999 TOTAL UTILITY EXPENSES	4,264	5,624	1,360	13,833	55,771	67,486	11,715
940-0000 TOTAL MAINTENANCE							
940-5000 MAINTENANCE SALARIES							
941-9999 TOTAL MAINTENANCE SALARIES	1,525	21,495	19,969	26,391	134,956	186,521	51,565
942-9900 TOTAL MAINTENANCE MATERIALS	927	2,990	2,063	41,952	(6,301)	35,883	42,183
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	13,181	(6,343)	(19,524)	(7,459)	30,552	(76,116)	(106,668)
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	4,261	9,974	5,714	9,308	142,518	110,259	(32,259)
949-9999 TOTAL MAINTENANCE EXPENSES	19,895	28,116	8,221	70,192	301,725	256,546	(45,179)
950-0000 PROTECTIVE SERVICE EXPENSES							
950-0100 PROTECTIVE SERVICE SALARIES							
951-0199 TOTAL PROTECTIVE SERV SALARIES	31,650	18,330	(13,321)	40,043	283,899	219,953	(63,945)
951-9999 TOTAL FEE FOR SERVICE	0	0	0	0	651	0	(651)
953-9999 TOTAL SECURITY EXPENSE	503	1,208	705	1,138	10,406	14,500	4,094
955-9999 TOTAL SECURITY EMPLOYEE BENEFITS	6,396	2,963	(3,432)	6,336	95,246	35,560	(59,686)
959-9999 TOTAL PROTECT SERVICE EXPENSES	38,549	22,501	(16,048)	47,517	390,202	270,014	(120,188)
960-0000 GENERAL EXPENSES							
960-0100 INSURANCE EXPENSES							
961-9999 TOTAL INSURANCE EXP	48,805	16,290	(32,515)	16,946	218,073	195,487	(22,585)
964-9999 TOTAL BAD DEBT EXPENSE	0	83	83	(302)	10,251	1,000	(9,251)
967-0190 TOTAL LOAN INTEREST	6,456	6,667	211	66	75,114	80,000	4,886
969-9999 TOTAL GENERAL EXPENSES	55,261	23,040	(32,220)	16,710	303,437	276,487	(26,950)
970-0000 OTHER EXPENSES							
972-9900 TOTAL OTHER EXPENSES	0	0	0	0	0	0	612
972-9990 TOTAL OPERATING EXPENSES	1,102,677	850,968	(251,709)	1,096,379	7,716,583	8,110,572	393,989
972-9995 NON-OPERATING EXPENSES							
972-9999 HAP EXPENSES							
973-9999 TOTAL HAP EXPENSES	0	0	0	0	14,474	0	(14,474)
974-0299 TOTAL DEPR & AMORT EXPENSE	19,265	17,561	(1,704)	17,914	226,180	210,734	(15,446)
979-9900 TOTAL NON-OPERATING EXPENSES	19,265	17,561	(1,704)	17,914	240,654	210,734	(29,920)

C/O - after FMR 2016 (7fdscnt)

**Budget Comparison**

Period = Dec 2023

Book = Accrual ; Tree = ysi\_is

		PTD			YTD		YTD		
		Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
979-9999	TOTAL EXPENSES	1,121,941	868,529	(253,413)	1,114,293	7,957,236	8,321,306	364,069	7,335,157
999-0999	TOTAL TRANSFERS	0	(8,088,900)	(8,088,900)	19,453	0	(8,628,354)	(8,628,354)	(2,278,420)
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	(183)	0	0	0	0
999-9990	NET OPERATING INCOME (LOSS)	(417,622)	7,823,792	(8,241,414)	(525,369)	(914,543)	7,548,088	(8,462,631)	939,294

OHA Foundation (4found)  
**Budget Comparison**  
 Period = Dec 2023  
 Book = Accrual ; Tree = ysi\_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD	
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Last Year
<b>700-0000 REVENUES</b>								
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0	0	0	0	0	0	0	1,600
714-0000 OTHER INCOME								
719-9999 TOTAL OTHER INCOME	5,002	0	5,002	12,260	32,695	0	32,695	39,295
799-9999 TOTAL REVENUES	5,002	0	5,002	12,260	32,695	0	32,695	40,895
<b>900-0000 EXPENSES</b>								
<b>900-0100 OPERATING EXPENSES</b>								
<b>901-0000 ADMINISTRATIVE EXPENSES</b>								
913-9999 TOTAL ADMINISTRATIVE FEE	0	0	0	0	5,000	0	(5,000)	0
916-9999 TOTAL OTHER ADMIN EXPENSES	(487)	0	487	(272)	5,017	0	(5,017)	724
919-9999 TOTAL ADMINISTRATIVE EXPENSES	(487)	0	487	(272)	10,017	0	(10,017)	724
924-0099 YOUTH ACTIVITIES	5,072	0	(5,072)	1,289	26,773	0	(26,773)	23,385
924-0299 RESIDENT FUND	0	0	0	7,874	15,611	0	(15,611)	10,246
925-9900 TOTAL OTHER RESIDENT SERVICES	5,072	0	(5,072)	9,163	42,384	0	(42,384)	33,631
925-9999 TOTAL RESIDENT SERVICE EXPENSES	5,072	0	(5,072)	9,163	42,384	0	(42,384)	33,631
940-0000 TOTAL MAINTENANCE								
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	0	0	0	0	3,122	0	(3,122)	1,058
949-9999 TOTAL MAINTENANCE EXPENSES	0	0	0	0	3,122	0	(3,122)	1,058
972-9990 TOTAL OPERATING EXPENSES	4,585	0	(4,585)	8,891	55,523	0	(55,523)	35,413
<b>972-9995 NON-OPERATING EXPENSES</b>								
974-0299 TOTAL DEPR & AMORT EXPENSE	61	0	(61)	61	734	0	(734)	734
979-9900 TOTAL NON-OPERATING EXPENSES	61	0	(61)	61	734	0	(734)	734
979-9999 TOTAL EXPENSES	4,646	0	(4,646)	8,952	56,257	0	(56,257)	36,147
999-9990 NET OPERATING INCOME (LOSS)	356	0	356	3,308	(23,561)	0	(23,561)	4,749

## 5.7. Development

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: February 29, 2024  
Re: Development Report

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

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

OHA / Brinshore anticipate closing on Kennedy Square West (MLK Building) in March 2024. This will be the final phase of the North CNI. Kennedy West will consist of 39 units in a four story building. Retail bays will front 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**

Financial closing on the first phase of the Southside Terrace redevelopment is anticipated for April 2024. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. HUD has approved the development proposal and due diligence for closing is ongoing. All families who would be impacted are being relocated. It is anticipated all families will be relocated by March 5, 2024.

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. The partners applied for 9% LIHTCs and were not selected. The project was selected as an alternate and the partners will be discussing a path forward.

Landon Bone Baker has been procured as the architect for the second phase of on-site replacement housing at Southside Terrace. OHA staff will update the Board as the planning proceeds.

## **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 was submitted in July 2023 and the RAD conversion should be complete in July 2024.

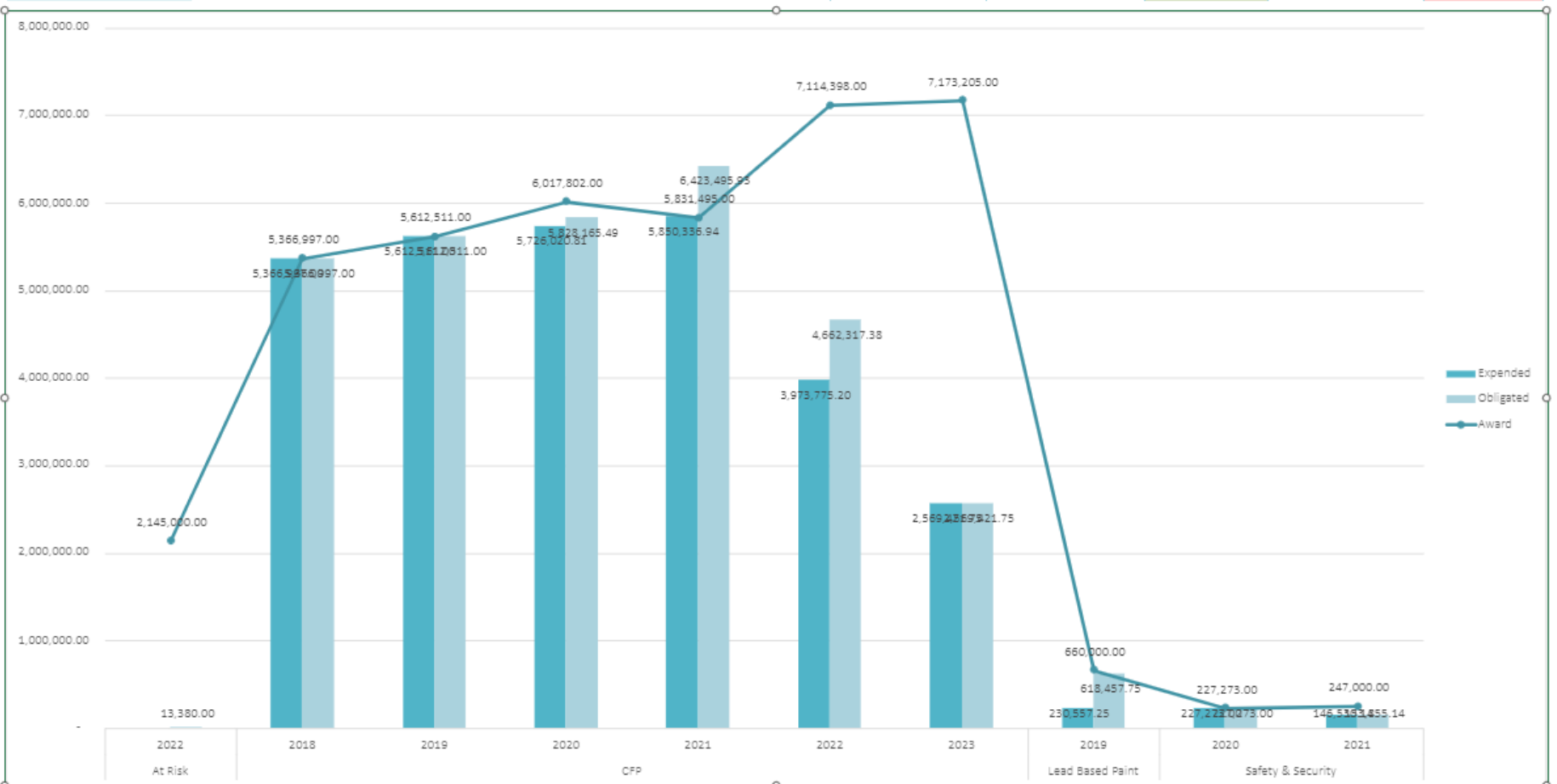
## 5.8. Procurement/Contracting/Capital Budgets



# Capital Funds Board Report

2/26/2024

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			13,380.00	0.62%
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	5,726,020.81	95.15%	5,828,165.49	96.85%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,831,495.00	5,850,336.94	100.32%	6,423,495.93	110.15%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	3,973,775.20	55.86%	4,662,317.38	65.53%
CFP	2023	2/17/2023	2/16/2025	2/16/2027	7,173,205.00	2,569,421.75	35.82%	2,569,421.75	35.82%
Lead Based Paint	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	230,557.25	34.93%	618,457.75	93.71%
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	146,535.14	59.32%	153,855.14	62.29%



# Memorandum



To: The OHA Board of Commissioners  
 From: Jennifer Dexter, Procurement Manager  
 Date: February 29, 2024  
 Re: Procurement Report for February 2024

## Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Lawncare Services	RFP	TBD	Published	April
Project-Based Voucher	RFP	TBD	Published	As Needed
Residential Roofing, Siding and Gutters	IFB	TBD	Published	April
Single-Family Home Water Heater Replacements	IFB	TBD	Published	April
Single-Family Home Furnace and Air Conditioner Replacements	IFB	TBD	Published	April
Vacant Property Security	Piggy-Back	\$850,000	Awaiting Board Approval	February
IT Maintenance and Support	Renewal and Increase	\$100,000 and \$300,000	Awaiting Board Approval	February
Plumbing	Renewal and Increase	\$400,000 and \$100,000	Awaiting Board Approval	February
Painting	Renewal	\$350,000	Awaiting Board Approval	February
DocuSign	Piggy-Back	\$67,275	Awaiting Board Approval	February

## Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
TCI General Contracting Services	Spencer 57 Window	No change	MBE
Baird Holm, LLP	Legal Services – Labor Relations	No change	None
Baird Holm, LLP	Legal Services – General Litigation	No change	None
Reno & Cavanaugh, PLLC	Legal Services – Affordable Housing Development	No change	None
HR System	Human Resource Services	No change	WBE
The Lund Company	Commercial Real Estate Broker	No Change	None
Terracon	Lead-Based Paint Consulting	\$100,000	None

Procurements Executed – over \$30,000

Vendor	Project	Project Amount	MBE/WBE Section 3

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

Vendor	Project	Contract Utilized	Project Amount	MBE/WBE Section 3
Future Construction Specialty	Crown Tower Unit Renovations	Construction Contractors	\$64,906	MBE/WBE
Omaha Electric	Single-Family Home Electrical Panel Replacements	Electrical	\$64,690	None

## 5.9. Human Resources

# Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: February 24, 2023

Re: Staffing Report Summary January 11, 2024 – February 24, 2024

## Total Open Positions 13

Position(s)	Number of Positions Open	Department	Status
Case Manager – Intensive Services	2	Intensive Services	Interviewing & Checking references
Housing Compliance Specialist	1	Compliance	Interviewing
Housing Specialist	3	Housing Choice Voucher	Interviewing
Administrative Assistant	1	Public Housing Intake	Interviewing
Maintenance Repairer-HVAC	1	Property Management	Checking references
FSS Coordinator II	1	Family & Community Services	Interviewing
Maintenance Repairer	2	Property Management	Interviewing & Checking references
Inspection Clerk	1	Inspections	Interviewing
CFO	1	Finance	Interviewing

## Total New Hires 6

Title	Number of Positions Filled	Department/Location
Senior Administrative Assistant – HCV	1	Housing Choice Voucher
Drywaller	1	Property Management
Painter	1	Property Management
Administrative Assistant	1	Property Management
Public Safety Officer - FT	1	Public Safety
Administrative Assistant – Floater	1	Human Resources

## Total Transfers 0

Name	Old Title	New Title	Department	Date

**Total Promotions 5**

<b>Name</b>	<b>Old Title</b>	<b>New Title</b>	<b>Department</b>	<b>Date</b>
Cole Garey	Housing Compliance Specialist	Quality Control Specialist	Compliance	TBD
Edith Smith	Assistant Property Manager	Property Manager	Property Management	TBD
Brittany Burleson	Housing Specialist	Waitlist Coordinator	Housing Choice Voucher	01/21/2024
Talila Mitchell	Housing Clerk	Leasing Coordinator	Property Management	TBD
Brandy Bonner	Housing Compliance Specialist	Assistant Property Manager	Property Management	TBD

<b>Type of Termination</b>	<b>Number of Employees</b>
Involuntary	5
Voluntary	3

<b>Current Monthly Turnover Rate</b>
4.97%

<b>Annual Turnover Rate (2/2023 – 01/2024)</b>
36.99%

## 5.10. 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 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	124
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	38
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	15
Number of New Enrollment (Case management)	25
Number of New Community Partnerships	10
Number of Cultural/Recreational Activities (Soccer training)	8
Referral to FSS/HOP	8
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	45

**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	142
New Enrollments	4
TANF Recipients	0
Face-to-Face Contact Visit	70
Virtual Contact Visit	0
Phone Visit	5
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	32
Employed Part-Time	15
Employment Referrals	0
Education Goals	0
Education Goals Met	90 MCC/UNO
Education Referrals	0
College Enrollment	1
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)	28
Job Readiness Training/Referral and Job Fair	Over 100
Direct Employment Leads/Flyers	Over 200
Post-Secondary Education (Certificate Programs/2/4-year University)	176

**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-149 PH-28
TANF Recipients (Welfare to Work)	HCV-2 PH-0
Recommendation for Graduation	HCV-3 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-3 H-0
New Enrollment	HCV-2 PH-2
Employment/Job Training/Referrals (YTD)	60
Post-Secondary Education (YTD)	42
Employed full-time (YTD)	HCV-113 PH-15
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	22
Asset Development (Escrows)	<b>HCV-\$462,732.00</b> <b>PH-\$66,331.00</b> <b>Total-\$529,063.00</b> <b>Forfeiture Total-\$16,945.00</b> <b>HCV-\$21,662</b> <b>PH-\$7,547</b>
Life Skills	31
Service Coordination (PCC)	5
In-Person Meetings	31

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

- 2 HCV/PH tenants were approved for a home mortgage loan this month.
- 2 FSS SST tenants closed on a home using their Section Voucher.
- 4 FSS tenants were recommended for graduation or graduated this month.
- 3 HCV and 2 PH tenants enrolled in the FSS program this month.
- MCC Career Forward updated 58 OHA students enrolled for the winter quarter at MCC. Recruiting for the next cohort starting in January. (22 from the fall 2023 cohort and 36 from Spring 2023 cohort)
- We continued our partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue administering an on-site free screening, Blood Pressure Mass, Pre-Diabetes, Blood Glucose, Cholesterol, etc.

**Family and Community Services Department**

- *Staff met with the Simple Foundation to continue to strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *Staff attended the SSWR 27th Annual Conference in Washington, DC.*
- *Staff met with UNMC/NM Community Wellness Collaborative to establish a partnership to ensure residents and program participants are notified of opportunities related to health and wellness, as well as employment and educational opportunities in healthcare. (With this partnership, CWC can be noted as a referring source when participants apply to positions within Nebraska Medicine.)*
- *Staff met with Metro Community College staff to plan and agenda-build for our third cohort of Career Forward. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree program of their choice while earning an hourly stipend for time spent in the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits. (14 residents attended the info session, and 12 participated at the 1st onboarding session on 1/29/2024).*
- *Staff attended the Hy-Vee Summit Inclusive Business Summit. This event showcased local minority and women-owned businesses in Omaha. It brought together vendors from organizations such as the Greater Omaha Chamber, the Nebraska Business Development Center (Sourcelink), the GROW Nebraska Foundation, SCORE (business mentors), and the US Small Business Administration. Staff networked and gathered resources for clients to serve caseload participants with entrepreneurial goals better.*
- *Partnership with The Simple Foundation to distribute food pantry boxes to 255 SST families.*
- *Staff participated in a 3-day FSS training through Nan McKay.*
- *Youth involvement remains a top priority for our organization. We have continued to develop and implement programs that empower and engage young people in our community. Last month, we focused on mentorship programs, skills training, educational needs, and leadership development opportunities. For this month, we have actively promoted scholarship opportunities to assist 60 deserving HS students in pursuing higher education. Our team has worked diligently to ensure students know these opportunities.*
- *All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all. (15 received the Scott Scholarship this month)*
- *Staff continue to attend community resources meetings, including Charles Drew, One World Health Center, DED, DCHD, Creighton University, MCC, Habitat for Humanity, OPPD, Omaha 360, Empowerment Network, OPS, Nebraska Methodist College, TSF, Heart Ministry, etc.*
- *Ten tenants are still enrolled in the MCC GED program.*
- *Continue our partnership with Heart Ministry for International Food Day. (Over 250 families 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.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers. (This month, we are planning a Resource fair at Underwood Tower)*

**Family and Community Services Department**

- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (We hosted four seminars this month and served over 50 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 65 tenants were served)*
- *Partnership with Select Wireless to assist tenants with the Affordable Connectivity Program (ACP). (This month, they presented to 30 tenants)*
- *OHA continued to work with partners to educate tenants about changes to their health care plans (This month, Nitsch Insurance served 45 tenants, and Always At Home Health Care served over 15 tenants).*
- *Continue our distribution of Heart Ministry Fresh Start Laundromat cards and pantry packs to OHA families. (15 Card were distributed this month at SST)*
- *The OHA/TSF Soccer program is at the highest level in its history, with over 600 kids participating throughout the week for all-year-round programming. (20 teams are registered to play in the Alliance Winter League)*
- *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.*
- *Continued to work with 176 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, University of Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship during the Fall and Spring semester. So far, the Scott Foundation has committed over \$250,000 annually (This month, the 40k was received through Heart Ministry)*
- *Continued our partnership with The Simple Foundation for the 2023-24 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 p.m. to 8:00 p.m.; dinner and snacks are provided.*
- *Staff continue to work with 83 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. (25 tenants served.)*

**UPCOMING EVENTS:**

- *CPHHE Journal Club meeting.*
- *Methodist College Community Engagement.*
- *FY23 NOFO HUD-Webinar*
- *OHA Resource Tour (Underwood Tower)*
- *Apply for the multifamily housing service coordination grant.*
- *Goodwill Resource Fair*
- *HCV Briefings to discuss the FSS Program.*
- *HUD FSS office hours*

***Family and Community Services Department***

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- *ROSS PCC meeting.*
- *College ID Camp at Iowa West field house with seven colleges invited.*
- *MCC Earn while Learn cohort onboarding.*
- *FSS staff will participate in the Service Coordination NAHRO Webinar*
- *FSS staff will participate in FSS: A holistic application to client engagement NAHRO webinar.*
- *HUD-Strong Families Resources Webinar*
- *2024 HBCU College & Culture Enrichment meeting*
- *HUD-Immunization Webinar*
- *Creighton CPHHE REACH partners meeting.*
- *HWS monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*
- *ORTF-Monthly Housing Committee meeting.*

## 5.11. Legal

# Memorandum



To: OHA Board of Commissioners  
 From: Brian Hansen, General Counsel  
 Date: February 29, 2024  
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 11/12/23 OHA Answer filed 01/16/24 Proposed scheduling order filed Discovery in process 12/01/24 Estimated trial date	Douglas County District Court	PENDING
<i>Hasani Lee v. OHA</i>	Misc civil complaint	01/02/24 P Complaint filed 02/02/24 OHA filed motion to dismiss 02/05/24 P Motion for default judgment 03/07/24 Hearing on motions	Douglas County District Court	PENDING
<i>Cribbs v. OHA</i> <i>Cribbs v. OHA</i>	Negligence et al.	12/29/23 P Complaints filed 02/13/24 OHA counsel filed appearance 02/14/24 P intent to subpoena OFD & OPD	Douglas County District Court	PENDING

## TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Booth v. OHA</i>	Small claims	09/09/22 T filed small claim 09/29/22 OHA transferred to civil court 09/30/22 OHA filed answer 11/02/23 Pretrial hearing continued to 12/07 12/07/23 Pretrial hearing continued to 02/01 04/10/24 Trial	Douglas County County Court	PENDING
<i>Davis v. OHA</i>	T discrimination	05/31/23 NEOC notice of complaint 07/01/23 OHA response submitted 01/19/24 Decision: No Reasonable Cause	NEOC	YES
<i>Carter v. OHA</i>	T discrimination	12/04/23 Notice of charge 01/10/24 OHA response submitted	OHRR	PENDING
<i>Franklin v. OHA</i>	Vacate eviction	10/21/20 Restitution granted to OHA 03/22/21 D files motion to vacate etc. 06/30/21 Motion denied 07/08/21 D files motion to vacate etc. 08/16/21 Motions denied 02/14/24 D files motion to vacate 03/07/24 Hearing scheduled	Douglas County County Court	PENDING

## EMPLOYEE CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #3</i>	Employment discrimination	05/09/22 OHA received charge	NEOC	NO
<i>Harris v. OHA #4</i>	Employment discrimination	01/11/24 OHA received charge 03/11/24 OHA response due	NEOC	PENDING
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 OHA received charge 09/15/23 OHA response submitted	NEOC	PENDING

<i>Miller v. OHA</i>	Employment discrimination	06/01/23 09/14/23 10/16/23	NEOC notice of complaint OHA received charge OHA response submitted	NEOC	PENDING
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 02/01/24	OHA received charge OHA response submitted	NEOC	PENDING

**JAN 2024 EVICTION CASES**

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment							0
Lease			1				1
Criminal/HSW							0
01/24 Totals	0	0	1	0	0	0	1
11-12/23 Totals	2	0	0	0	0	0	2
10/23 Totals	15	7	4	16	3	0	45
09/23 Totals	21	15	8	6	2	1	53
08/23 Totals	6	16	5	7	3	0	37
07/23 Totals	13	21	3	2	1	0	40
06/23 Totals	12	16	3	4			35
05/23 Totals		6	1	2			9
04/23 Totals							73
03/23 Totals							43
02/23 Totals	8	18	3	4		1	34
01/23 Totals	13	21	1	7	1		43

## 6. ADJOURNMENT