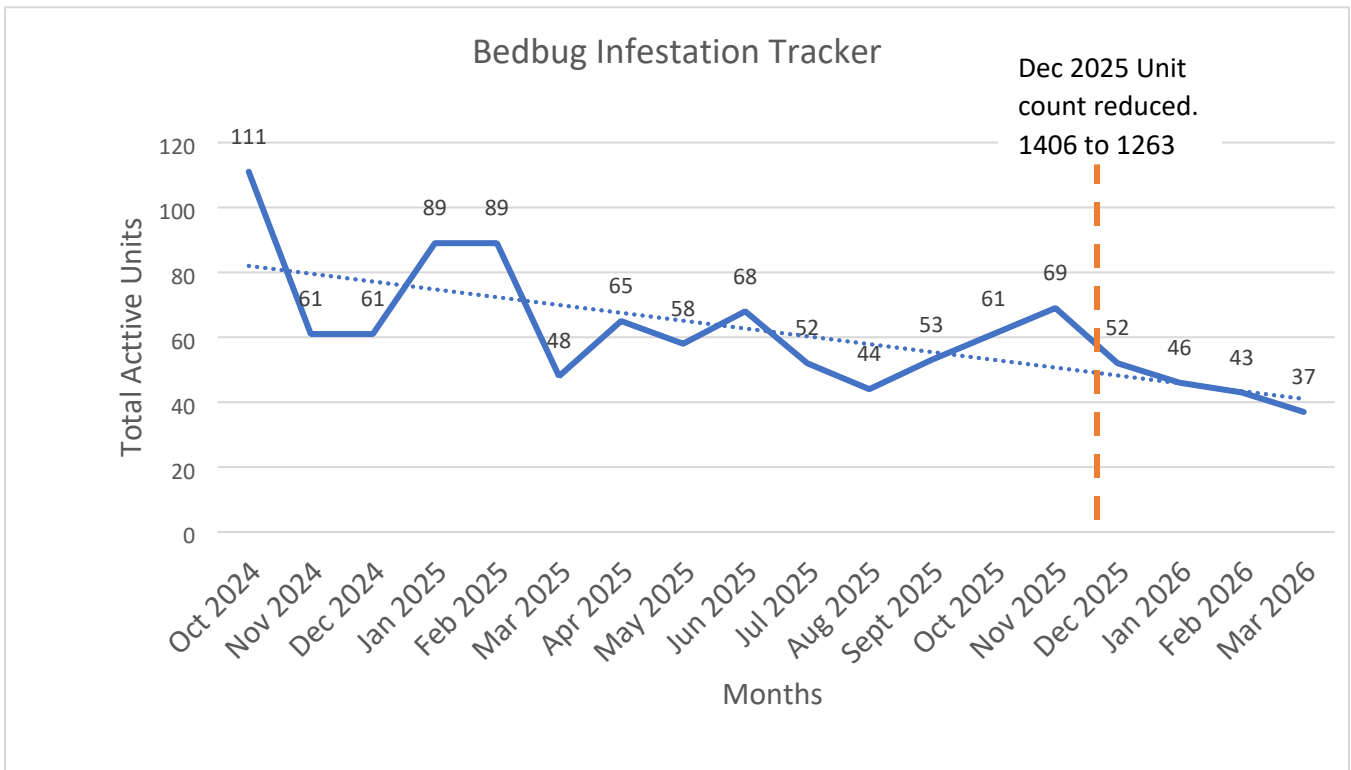
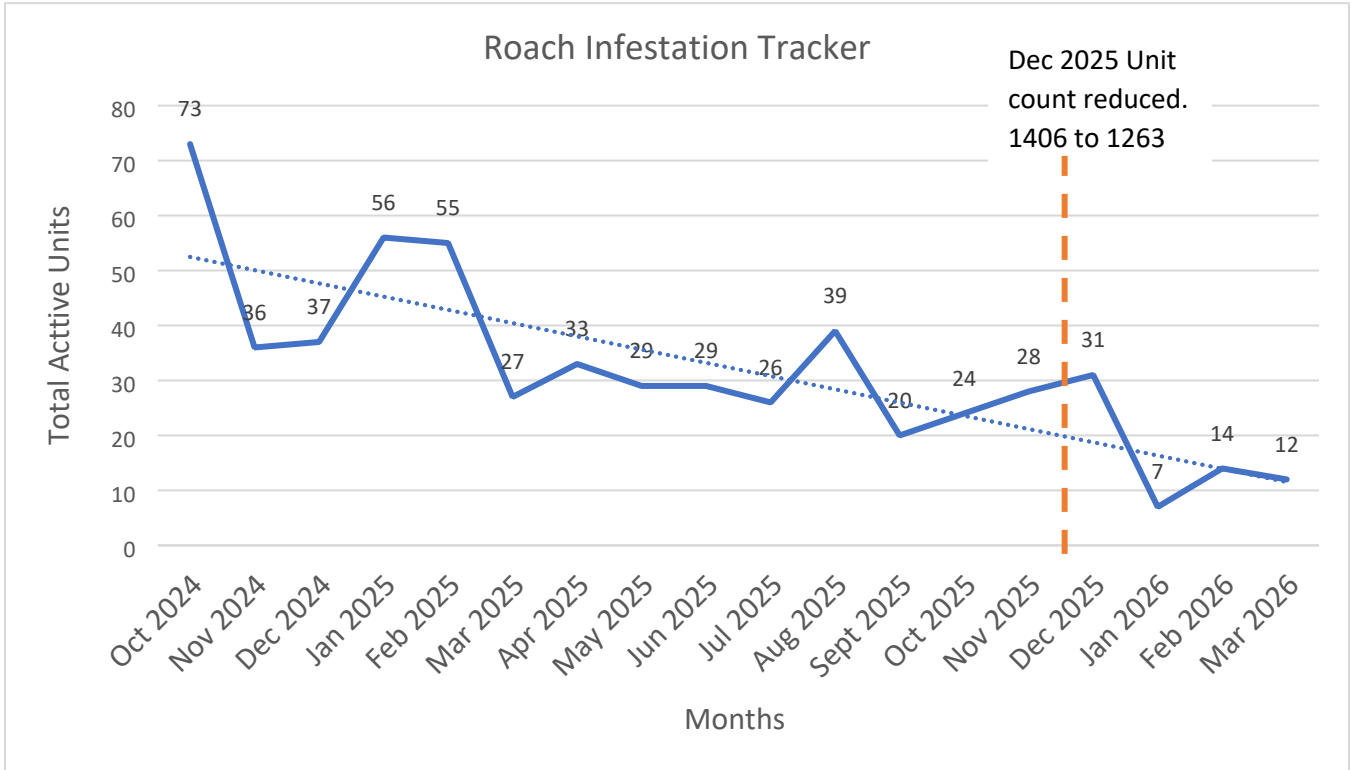


OHA Regular Meeting of the Board of
Commissioners
Thursday, April 2, 2026 8:30 AM
Kay Jay Tower
4500 S 25th Street
Omaha , NE 68107

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

Pest Control Report - March 2026

OHA Towers - Total Units 1263



5. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1. Minutes of Previous Annual Board Meeting (December 18, 2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS ANNUAL MEETING
1823 Harney St, Omaha, Nebraska 68102
December 18, 2025

STAFF PRESENT: Joanie Balk, Brian Hansen, Michelle Therkildsen

Chair Levy called the meeting to order at 9:34 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL:

Commissioners Present:

David Levy, Chair
Christine Johnson
Jennifer Taylor
Anna Caro
Keenya Barnes-Heyward

Commissioners Absent:

Joel Dougherty
Abdi Salad Hussein

3. PUBLIC COMMENTS:

There were no public comments.

4. ELECTION OF OFFICERS:

Mr. Hansen explained the only actions item for this meeting is election of officers.

4.1. Chair

4.2. Vice Chair

4.3. Treasurer

4.4. Assistant Secretary

MOTION by Commissioner Taylor seconded by Commissioner Johnson to re-elect: David Levy as Board Chair, Joel Dougherty as Vice Chair, Ashley Hatheway as Treasurer, and Joanie Balk as Assistant Secretary.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Taylor – Aye
Commissioner Levy – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Caro – Aye

5. NEW BUSINESS

There was no new business.

6. ADJOURNMENT

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

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye

Commissioner Taylor – Aye

Commissioner Levy – Aye

Commissioner Barnes-Heyward – Aye

Commissioner Caro – Aye

5.2. Minutes of Previous Regular Board Meeting (January 29, 2026)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Florence Tower | 5100 Florence Blvd | Omaha, NE
January 29, 2026 | 8:30 a.m.

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

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

CALL TO ORDER:

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Joel Dougherty, Vice Chair
Tony Veland
Christine Johnson
Anna Caro
Jennifer Taylor

Commissioners Absent:

Abdi Hussein
Keenya Barnes-Heyward

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. Ryan from Gretna discussed contact information being displayed at offices and on the website.

REPORT OF THE CHIEF EXECUTIVE OFFICER:

Ms. Balk noted the pest and complaint reports had been uploaded for the board's review. Ms. Balk discussed the affects of housekeeping on the pest report. Ms. Balk congratulated Mr. Issaka on receiving the the Keep the Dream Alive Award.

CONSENT AGENDA ITEMS FOR CONSIDERATION:

- 4. Minutes of Previous Regular Board Meeting (December 18, 2025)**
- 5. Resolution 2026-01 Independent Auditor, Renewal**

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to approve the Consent Agenda.

Motion passed. Aye-6, Nay-0

Commissioner Caro – Aye
Commissioner Dougherty – Aye

Commissioner Veland – Aye
Commissioner Taylor – Aye
Commissioner Levy – Aye
Commissioner Johnson – Aye

ADDITIONAL ITEMS FOR CONSIDERATION:

6. Resolution 2026-02 Capital Fund 5-Year Action Plan

Mr. Karl presented to Capital Fund 5-Year Action Plan and explained the uses of capital funds in the public housing program.

MOTION by Commissioner Johnson, seconded by Commissioner Dougherty, to approve Resolution 2026-02 Capital Fund 5-Year Action Plan

Motion passed. Aye-6, Nay-0

Commissioner Caro – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Taylor – Aye
Commissioner Levy – Aye
Commissioner Johnson – Aye

7. Resolution 2026-03 OHA’s Legislative Priorities

Ms. Balk explained current bills in the Nebraska legislature that could potentially impact or influence the Omaha Housing Authority, and the recommended actions (Support, Oppose, Watch) of each. Discussion ensued regarding LB223 and LB809.

MOTION by Chair Levy, seconded by Commissioner Taylor, to approve Resolution 2026-03 OHA’s Legislative Priorities, except LB223 and LB809.

Motion passed. Aye-6, Nay-0

Commissioner Caro – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Taylor – Aye
Commissioner Levy – Aye
Commissioner Johnson – Aye

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to approve the recommended actions for LB223 and LB809.

Motion passed. Aye-5, Abstain-1, Nay-0

Commissioner Caro – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Taylor – Aye
Commissioner Levy – Aye

Commissioner Johnson – Aye

8. Resolution 2026-04 Year-End Financial & Operational Actions

Ms. Hatheway explained this resolution is a recommendation of financial and operational actions to strengthen the Authority’s Public Housing Assessment System (PHAS) score for the fiscal year ending December 31st, 2025. These steps focus primarily on improving the financial condition (FASS-PH) and management (MASS) indicators, with particular emphasis on maximizing scoring under the financial assessment subsystem (FASS) metrics such as operating reserves, net income, occupancy, inter fund balances, and amp level liquidity.

Chair Levy thanked OHA staff for being proactive and clarified that this is an administrative procedure. Staff and board alike discussed efforts to reposition OHA public housing properties as quickly as possible. Repositioning updates will be provided to the board quarterly.

MOTION by Commissioner Johnson, seconded by Commissioner Dougherty, to approve Resolution 2026-04 Year-End Financial & Operational Actions

Motion passed. Aye-6, Nay-0

- Commissioner Caro – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Taylor – Aye
- Commissioner Levy – Aye
- Commissioner Johnson – Aye

DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **River City Housing Connections**
- **Compliance**
- **Financials** – Ms. Hatheway provided a 2025 Year-End Update
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**
- **Quality Improvement**

NEW BUSINESS:

There was no new business.

Chair Levy questioned if there was a need for executive session.

EXECUTIVE SESSION:

No need for executive session.

ADJOURNMENT:

MOTION by Commissioner Dougherty seconded by Commissioner Taylor to adjourn the meeting at 9:28 a.m.

Motion passed. Aye-6, Nay-0

- Commissioner Caro – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Taylor – Aye
- Commissioner Levy – Aye
- Commissioner Johnson – Aye

5.3. Minutes of Previous Special Board Meeting (February 25, 2026)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
February 25, 2026 | 2:00 PM

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

The meeting was called to order at 2:04 p.m.

CALL TO ORDER

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL:

Commissioners Present:

Joel Dougherty, Vice Chair
Jennifer Taylor
Tony Veland
Keenya Barnes-Heyward
Christine Johnson
Anna Caro

Commissioners Absent:

David Levy, Chair
Abdi Hussein

3. PUBLIC COMMENTS:

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

ACTION ITEMS FOR CONSIDERATION:

4. Resolution 2026-05 SEMAP

Ms. Smith presented the 2025 Section 8 Management Assessment Program (SEMAP) review. Miss Smith noted that the purpose of this assessment is to evaluate performance across all required indicators governing the housing choice voucher program. The OHA HCV program score was 105/135, classifying the agency as a Standard Performer.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2026-05 SEMAP

Motion passed. Aye-5, Abstain-1, Nay-0

Commissioner Taylor – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Caro – Abstain
Commissioner Johnson – Aye

5. Resolution 2026-06 HCV Administrative Plan Changes

Ms. Smith discussed that this resolution is to revised specific policies in the Section 8 HCV Administrative Plan for the Housing Choice Voucher program. Staff recommend that the Board of Commissioners adopt the revised chapter 4 of the administrative plan.

MOTION by Commissioner Veland, seconded by Commissioner Johnson, to approve Resolution 2026-06 HCV Administrative Plan Changes

Motion passed. Aye-5, Abstain-1, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Abstain
- Commissioner Johnson – Aye

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

Mr. Karl explained this resolution is for an extension of the contract term for real estate appraisals.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2026-07 Real Estate Appraiser, Contract Renewal.

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

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

Mr. Karl explained this resolution is to extend the contract with the Lund Company for real estate brokerage services.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve Resolution 2026-08 Real Estate Broker, Contract Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

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

Staff noted that the regular July board meeting falls just before the Independence Day holiday, and that all OHA offices will be closed on July 2, 2026, so it is preferable to move the meeting. Staff and board agreed the July meeting shall occur July 6, 2026.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2026-09 Move July 2, 2026 Board Meeting to July 6, 2026

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

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

Ms. Nothorn presented the Write-Off Report.

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to approve Resolution 2026-10 OHA Past Due Write-offs

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

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

This resolution is to renew the policies with Housing Authority Insurance Group (HAIG) for commercial property and liability insurance covering all OHA properties.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to approve Resolution 2026-11 Commercial Property & Liability Insurance, Contract Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

11. Resolution 2026-12 Auto Insurance, Contract Renewal

This resolution is to renew the auto insurance policy with Traveler’s Insurance Company. There is no change to the policy amount.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2026-12 Auto Insurance, Contract Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

12. Resolution 2026-13 Workers Compensation, Contract Renewal

This is a renewal of the workers compensation policy with Berkshire Hatheway Insurance Company. Staff noted a 25% decrease in cost.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2026-13 Workers Compensation, Contract Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Johnson to adjourn the meeting at 2:53 p.m.

Motion passed. Aye-6, Nay-0

- Commissioner Taylor – Aye
- Commissioner Dougherty – Aye
- Commissioner Veland – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Johnson – Aye

5.4. Minutes of Previous Special Board Meeting (March 23, 2026)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
March 23, 2026 | 11:00 AM

STAFF PRESENT: Joanie Balk, Brian Hansen, Michelle Therkildsen, Shannon Mahnke, Joy Kayode

The meeting was called to order at 11:00 a.m.

CALL TO ORDER

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL:

Commissioners Present:

David Levy, Chair
Joel Dougherty, Vice Chair
Jennifer Taylor
Tony Veland
Christine Johnson
Keenya Barnes-Heyward

Commissioners Absent:

Abdi Hussein
Anna Caro

3. PUBLIC COMMENTS:

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

ACTION ITEMS FOR CONSIDERATION

4. Resolution 2026-14 Approval of Term Sheet with Smith Henzy

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor move into Executive Session to discuss real estate and legal matters.

Motion passed. Aye-6, Nay-0

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

MOTION by Commissioner Johnson, seconded by Commissioner Taylor move out of Executive Session.

Motion passed. Aye-6, Nay-0

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

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson to approve Resolution 2026-14 Approval of Term Sheet with Smith Henzy

Motion passed. Aye-6, Nay-0

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

ADJOURNMENT

MOTION by Commissioner Taylor seconded by Commissioner Johnson to adjourn the meeting at 11:14 a.m.

Motion passed. Aye-6, Nay-0

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

5.5. Resolution 2026-15 Past Due Write-Offs

RESOLUTION No. 2026-15
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of March 23, 2026, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS the total charge-off for this period is \$39,871.50 which represents 30 tenants: and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held on April 2,2026

Joanie Balk, Secretary
Housing Authority of the City of Omaha

Write Off Report as of 03/23/26

Property	Late Fees	Maintenance Charges	Cleaning, etc.	Returned Check Charges	Rent	Grand Total	Vacate Reason	Charges Explanation Over 1200
Keystone Crown Creek	\$ 51.00	\$ 815.00			\$ 272.00	\$ 1,138.00		
t0086408	\$ 51.00	\$ 815.00			\$ 272.00	\$ 1,138.00	N/A	
Benson Tower	\$ 70.00	\$ 850.00			\$ 7,134.00	\$ 8,054.00		
t0084860	\$ 70.00	\$ 700.00			\$ 5,280.00	\$ 6,050.00	Moved - No Notice	Property hauling charges, cleaning charges, late fees, 11 months of rent.
t0086543		\$ 150.00			\$ 1,854.00	\$ 2,004.00	Moved - No Notice	Property hauling charges, 12 months of rent.
Evans Tower	\$ 105.00	\$ 45.00	\$ 605.00		\$ 2,429.30	\$ 3,184.30		
t0037003		\$ 45.00	\$ 485.00		\$ 337.30	\$ 867.30	Medical Reasons	
t0076072	\$ 105.00		\$ 120.00		\$ 2,092.00	\$ 2,317.00	Moved - No Notice	Move out cleaning charges, late fees, 7 months rent
Florence Tower					\$ 58.00	\$ 58.00		
y0089173					\$ 58.00	\$ 58.00		
Highland Tower	\$ 140.00		\$ 64.50		\$ 230.00	\$ 434.50		
t0067427	\$ 140.00		\$ 64.50		\$ 230.00	\$ 434.50	Tenant Requested	
Jackson Tower	\$ 210.00	\$ 836.00	\$ 149.00		\$ 232.67	\$ 1,427.67		
t0076197	\$ 35.00	\$ 40.00			\$ 27.67	\$ 102.67	Tenant Requested	
t0078474	\$ 35.00	\$ 200.00			\$ 40.00	\$ 275.00	N/A	
t0086530	\$ 140.00	\$ 596.00			\$ 165.00	\$ 901.00	Moved - No Notice	
t0088824			\$ 149.00			\$ 149.00	N/A	
Kay Jay Tower	\$ 154.00	\$ 1,221.00	\$ 1,775.00	\$ 35.00	\$ 1,274.00	\$ 4,459.00		
t0055474	\$ 70.00	\$ 260.00	\$ 355.00	\$ 35.00	\$ 338.00	\$ 1,058.00	Death	
t0062875	\$ 84.00	\$ 575.00	\$ 355.00		\$ 498.00	\$ 1,512.00	Death	Property hauling charges, cleaning charges, late fees
t0063781			\$ 355.00		\$ 73.00	\$ 428.00	Death	
t0068107		\$ 279.00	\$ 355.00			\$ 634.00	Moved - No Notice	
t0084622					\$ 365.00	\$ 365.00	Death	
t0088915		\$ 107.00	\$ 355.00			\$ 462.00	Death	
Park South Tower	\$ 230.00		\$ 925.00		\$ 1,160.00	\$ 2,315.00		
b0081118					\$ 93.00	\$ 93.00	N/A	
t0002416	\$ 90.00		\$ 625.00		\$ 862.00	\$ 1,577.00	N/A	Cleaning charges, property hauling charges, late fees, 5 months rent
t0068152	\$ 35.00				\$ 52.00	\$ 87.00	Medical Reasons	
t0073193	\$ 105.00		\$ 300.00		\$ 153.00	\$ 558.00	N/A	

Scattered Site North East	\$ 805.00	\$ 9,081.03			\$ 5,030.00	\$ 14,916.03		
s0017681		\$ 200.00			\$ 355.00	\$ 555.00	Tenant Requested	
t0038983		\$ 491.50				\$ 491.50	Tenant Requested	
t0046477	\$ 350.00	\$ 2,308.53			\$ 4,065.00	\$ 6,723.53	Moved - No Notice	Cleaning charges, property hauling charges, late fees, 14 months rent
t0067567		\$ 106.00				\$ 106.00	Tenant Requested	
t0082558	\$ 455.00	\$ 2,015.00			\$ 610.00	\$ 3,080.00	Moved - No Notice	Cleaning charges, property hauling charges, damage to carpet, drywall and A/C
x0056343		\$ 3,960.00				\$ 3,960.00	Tenant Requested	Cleaning charges, propety hauling charges
Scattered Site North West	\$ 35.00	\$ 1,941.00			\$ 249.00	\$ 2,225.00		
t0053489		\$ 1,031.00				\$ 1,031.00	N/A	
t0075104	\$ 35.00	\$ 910.00			\$ 249.00	\$ 1,194.00	N/A	
Underwood Tower	\$ 35.00		\$ 140.00		\$ 1,485.00	\$ 1,660.00		
t0096560	\$ 35.00		\$ 140.00		\$ 1,485.00	\$ 1,660.00	Moved - No Notice	Cleaning charges, 6 months rent
Grand Total	\$ 1,835.00	\$ 14,789.03	\$ 3,658.50	\$ 35.00	\$ 19,553.97	\$ 39,871.50		

5.6. Resolution 2026-16 Lawn Care, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: April 2nd, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-LAWNS-33 (Lawn Service) with two contractors: Four Alarm Lawn Care and TNT Pro Services.

- Extension of contract term by 12 months
- Increase of contract amount by \$375,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$375,000	\$375,000	4	4/21/2025
Renewal 1	\$375,000	\$750,000	3	4/21/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 2	\$375,000	\$1,175,000	2	4/21/2027

PROJECT COST:

Company Name	Expended as of 3/17/2026
Four Alarm Lawn Care	\$563,767
TNT Pro Services	\$118,975
TOTAL	\$682,742

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets

SPONSOR(S): Charles Karl, Capital Improvements Director
Sarah Notthorn, Director of Property Management Operations

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 16
RENEWAL OF CONTRACT FOR LAWN CARE AND LANDSCAPING SERVICES

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Four Alarm Care and TNT Pro Services to provide lawn care and landscaping services;

WHEREAS, the contract was procured in 2024 for a one-year term with an option for renewal for four additional one-year terms;

WHEREAS, the current contract will expire in April 2026, and staff recommend renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$375,000, and OHA staff recommend increasing the funding by an additional \$375,000, for a total cumulative contract amount of \$1,175,000, jointly and severally and;

WHEREAS, OHA staff recommends that the Board of Commissioners approve a one-year renewal of the contract with Four Alarm Care and TNT Pro Services to provide lawn care and landscaping services, with an increase in the contract amount of \$375,000, jointly, and severally and;

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 Four Alarm Lawn Care and TNT Pro Services to provide lawn care and landscaping services, with an increase in the contract amount of \$375,000, jointly and severally.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 2, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.7. Resolution 2026-17 Paint Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: April 2nd, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-PAINTING-42 (Painting) with four contractors: K&L Construction Inc, D&W Property Maintenance, GS Elite, and NSRM LLC.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$350,000	\$350,000	4	4/25/2024
Renewal 1	\$350,000	\$700,000	3	4/25/2025
Renewal 2	\$350,000	\$1,050,000	2	4/25/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 3	\$0	\$1,050,000	1	4/25/2027

PROJECT COST:

Company Name	Expended as of 3/16/2026
K&L Construction Inc	\$418,000
D&W Property Maintenance	\$175,885
GS Elite	\$27,890
NSRM LLC	\$24,455
TOTAL	\$647,230

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Capital Grants and Property Operating Budgets

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 17
RENEWAL OF CONTRACT 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 and NSRM LLC;

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 2026, and staff recommend renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$1,050,000, and OHA staff recommends no increase in the funding, for a total cumulative contract amount of \$1,050,000, jointly, and severally; 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 and NSRM LLC, with no increase in the contract amount of \$1,050,000, jointly, and severally, 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, and NSRM LLC, with no increase in the contract amount of \$1,050,000, jointly and severally, to provide painting services for OHA properties.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 2, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.8. Resolution 2026-18 Title Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: April 2nd, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommend the OHA Board of Commissioners approve the following actions regarding contract 25-Title-12 (Title Services) with three contractors: Ambassador Title Services, Midwest Title Inc, and Nebraska Title Company.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$100,000	\$100,000	4	4/30/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	\$0	\$100,000	3	4/30/2027

PROJECT COST:

Company Name	Expended as of 3/16/2026
Ambassador Title Services	\$0
Midwest Title	\$0
Nebraska Title	\$11,354
TOTAL	\$11,354

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Development Funding Sources

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 18
RENEWAL OF CONTRACT FOR TITLE INSURANCE, ESCROW AND RELATED SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Ambassador Title Services, Midwest Title Inc., and Nebraska Title Company to provide title insurance, escrow, and related services;

WHEREAS, the contract was procured in 2025 for a one-year term with an option for renew for four additional one-year terms;

WHEREAS, the current contract will expire in April 2026, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$100,000, and OHA staff recommends no increase in the funding, for a total cumulative contract amount of \$100,000, jointly, and severally; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Ambassador Title Services, Midwest Title Inc., and Nebraska Title Company, with no increase in the contract amount of \$100,000, jointly, and severally, to provide title insurance, escrow, and related services;

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 Ambassador Title Services, Midwest Title Inc., and Nebraska Title Company, with no increase in the contract amount of \$100,000, jointly, and severally, to provide title insurance, escrow, and related services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 2, 2026.

Joanie Balk, Secretary

5.9. Resolution 2026-19 Elevator Services, Increase

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: April 2nd, 2026
Re: Recommendation for Contract Increase

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-ELEVATOR-69 (Elevator Services) with KONE:

- Increase of the contract amount by \$575,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$500,000	\$500,000	2	11/10/2027

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Increase 1	\$575,000	\$1,075,000	2	11/10/2027

EXPLANATION:

Kone provides elevator maintenance and repair services under this contract. One of the two elevators at Farnam Building is non-functional and no longer repairable due to its age. KONE has supplied a proposal to replace the elevator for approximately \$555,000. Procurement staff has determined that KONE can complete this work under their existing contract with OHA. However, since the contract amount is intended to cover primarily routine maintenance, a contract increase is needed for the Farnam Building work.

PROCUREMENT METHOD: Existing Contract

SOURCE OF FUNDS: Capital Improvements

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 19
INCREASE IN CONTRACT FOR ELEVATOR INSPECTIONS AND MAINTENANCE

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Kone, Inc. to provide elevator inspections and maintenance services;

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

WHEREAS, one of the two elevators at the Farnam Building is non-functional and no longer repairable due to its age.

WHEREAS, the previous cumulative amount of the contract was \$500,000, and OHA staff recommends increasing the funding by an additional \$575,00, for a total cumulative contract amount of \$1,075,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a \$575,00 increase in the contract with Kone, Inc. to provide elevator replacement services at Farnam;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a \$575,00 increase in the contract with Kone, Inc. to provide elevator replacement services at Farnam.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 2, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.10. Resolution 2026-20 Bond Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: April 2nd, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-BONDTRUS-26 (Bond Services) with UMB Bank N.A.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$0	\$0	2	4/25/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Extension 1	\$0	\$0	1	4/25/2027

EXPLANATION:

	Expended as of 3/20/2026
UMB Ban, N.A.	\$0
TOTAL	\$0

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Contractor fee built into bond transaction; OHA does not pay vendor directly

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 20
RENEWAL OF CONTRACT FOR BOND SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with UMB Bank N.A., to provide bond services;

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

WHEREAS, the Contractor fee is built into the bond transaction, OHA does not pay the vendor directly; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with UMB Bank, to provide bond services;

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 UMB Bank, to provide bond services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 2, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.11. Resolution 2026-21 Alamo Exterior Work

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: April 2nd, 2026
Re: Recommendation for Contract – Alamo Exterior Improvements

RECOMMENDED ACTION:

Omaha Housing Authority (“OHA”) staff recommends the OHA Board of Commissioners approve the following:

- A contract for \$125,000 with JEM Restoration Services Inc. to provide exterior repair services for OHA’s Alamo Apartments located at 118 North 36th St. in Omaha. This contract would be for an initial term of 6 months, with the option to renew for two additional six -month terms.
- A contract for \$60,000 with HHERS LLC to replace fire escapes and concrete ramp for OHA’s Alamo Apartments located at 118 North 36th St. in Omaha. This contract would be for an initial term of 6 months, with the option to renew for two additional six -month terms.
- At OHA’s discretion, an increase to one or both contracts of up to 10% of the contract amount without additional Board of Commissioners approval.

EXPLANATION:

OHA contracted with Alley Poyner Macchietto Architecture to complete A&E planning for exterior and site renovations at Alamo Apartments, a public housing multifamily property. OHA used the architect’s completed specifications to conduct a formal solicitation for the work. This project is divided into two lots. Lot 1 includes masonry and exterior repairs. Lot 2 includes replacement of existing fire escapes and concrete ramp.

METHOD OF PROCUREMENT

Since the project cost estimates exceeded the Simplified Acquisition Threshold of \$100,000, OHA conducted an Invitation for Bid (IFB 260206) which was publicly advertised and open for more than 30 days. OHA staff also performed outreach to qualified vendors. Six firms submitted bids:

	HHERS, LLC	Elkhorn West, Inc.	JEM Restoration Inc	Mid-Continental Restoration	Giant Rocks Construction	Fisher Building
Lot 1	\$155,000	\$592,222	\$124,378	\$203,180	\$482,172	\$329,000
Lot 2	\$60,000	\$251,860	\$186,353	No Bid	\$156,749	\$303,950

PROJECT COST: These contracts will not exceed \$203,500

DBE/MBE/WBE Section 3 Status: HHERS LLC 100% MBE

SOURCE OF FUNDS: 2025 CFP Formula Grant

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 21
CONTRACT FOR EXTERIOR IMPROVEMENTS FOR ALAMO APARTMENTS

WHEREAS, OHA desires contracted services to provide exterior repair services for Alamo Apartments;

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

WHEREAS, OHA received six bids for this project, with the lowest bids submitted by JEM Restoration Services Inc. and HHERS, LLC; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with JEM Restoration Services Inc. and HHERS, LLC in an amount not to exceed \$203,500 jointly and severally, and for a contract term of a six-month initial period with the option to renew for two additional six-month terms, to provide exterior repair services for Alamo Apartments;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with JEM Restoration Services Inc. and HHERS, LLC in an amount not to exceed \$203,500 jointly and severally, and for a contract term of a six-month initial period with the option to renew for two additional six-month terms, to provide exterior repair services for Alamo Apartments.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 2, 2026.

Joanie Balk, Secretary

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: April 2, 2026
 Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2026

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2026	Allocation	Dec	Jan	Feb	Current Mo % Leased
	All Other Vouchers	5532	3521	3584	3603	65%
Emergency Vouchers	142	83	83	83	58%	
Fair Share/Incr. Vouchers	44	19	19	19	43%	
HA Owned Vouchers	127	24	126	127	100%	
Home Ownership Vouchers	69	67	68	69	100%	
Mainstream Vouchers	115	86	84	83	73%	
Portable Vouchers	93	86	93	93	100%	
Project Based Vouchers	479	395	463	479	100%	
Project Based Vouchers (RAD)	12	12	11	11	100%	
Tenant Protection Vouchers	361	357	360	361	100%	
VASH Vouchers	157	138	139	134	88%	
VASH Vouchers (PBV)	24	24	24	24	100%	
Total Vouchers	7155	4812	5073	5086	71%	

Other Housing	Utilization 2026	Allocation	Issued	Dec	Jan	Feb	Current Mo % Leased
	HOME TBRA	30	0	16	16	19	63%
Mod Rehab	11	0	10	10	10	90%	

HUD Delinquency Rate	SEMAP	Dec	Jan	Feb
	95%	96.48%	96.48%	97.03%

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: April 2, 2026
 Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2026

HQS/NSPIRE INSPECTION SUMMARY

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	222	210										
Section 8 Fail	178	118										
Section 8 Follow ups	220	180										
Quality Control Pass	8	8										
Quality Control Fail	0	0										
Special, Complaint, Inconclusive	8	9										
Monthly Total S8 Inspections Conducted	636	525	0	0	0	0	0	0	0	0	0	0
2026 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	71	43										
5/18/26 Weather Extension Results					May							
Pass												
Fail												
* included in monthly totals												

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386	245	195	207	254	195	205	239
Section 8 Fail	179	204	159	152	233	202	212	188	174	202	138	211
Section 8 Follow ups	221	179	261	193	208	188	229	261	238	226	194	246
Quality Control Pass	6	10	6	7	9	7	5	7	6	6	6	0
Quality Control Fail	1	2	2	3	2	1	4	1	4	2	0	0
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18	16	4	16
Monthly Total S8 Inspections Conducted	702	574	654	583	866	667	647	690	694	647	547	712
2025 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67	77	59	53	79	58	74	74	42	5
5/19/2025 Weather Extension Results					May							
Pass					17							
Fail					14							
* included in monthly totals												

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: April 2, 2026
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2026

HCV 2026 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2026	Annals Due Monthly	Annals Incomplete
1	340	72
2	337	96
3	313	123
4	369	139
5	357	0
6	304	0
7	358	0
8	346	0
9	360	0
10	393	0
11	360	0
12	472	0
Totals	4309	430

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: April 2, 2026
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2026

WAITLIST SUMMARY

The HCV waitlist for 2023 includes 1,426 applicants.

The HUD two-year projection tool has indicated a potential shortfall for 2026. It is recommended that no vouchers be issued from the 2023 waitlist, the mainstream waitlist, or for the absorption of port-ins. HUD will provide additional guidance regarding this shortfall.

Furthermore, the mainstream program is currently experiencing a shortfall for 2026. OHA has been referred to the shortfall team and will follow their guidance and the next steps as instructed.

OHA is only billing at this time and will no longer absorb portability cases.

The Southside relocation project is being completed in Phases 4 and 5.

The waitlist department has been reassigned to support the Project-Based Voucher department with appointments and file processing for the Scattersite Northeast and Pine Tower repositioning.

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: April 2, 2026
 Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2026

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2026	Allocation	Nov	Dec	Jan	Current Mo % Leased
	All Other Vouchers	5532	3514	3521	3584	65%
Emergency Vouchers	142	85	83	83	58%	
Fair Share/Incr. Vouchers	44	19	19	19	43%	
HA Owned Vouchers	126	23	24	126	100%	
Home Ownership Vouchers	68	67	67	68	100%	
Mainstream Vouchers	115	85	86	84	73%	
Portable Vouchers	93	76	86	93	100%	
Project Based Vouchers	463	283	395	463	100%	
Project Based Vouchers (RAD)	12	0	12	11	100%	
Tenant Protection Vouchers	360	257	357	360	100%	
VASH Vouchers	157	141	138	139	88%	
VASH Vouchers (PBV)	24	24	24	24	100%	
Total Vouchers	7136	4572	4812	5073	71%	

Other Housing	Utilization 2026	Allocation	Issued	Nov	Dec	Jan	Current Mo % Leased
	HOME TBRA	30	0	12	16	16	53%
Mod Rehab	11	0	10	10	10	90%	

HUD Delinquency Rate	SEMAP	Nov	Dec	Jan
	95%	96.08%	96.48%	96.48%

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: April 2, 2026
 Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2026

HQS/NSPIRE INSPECTION SUMMARY

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Section 8 Fail	178	118										
Section 8 Follow ups	220	180										
Quality Control Pass	8	8										
Quality Control Fail	0	0										
Special, Complaint, Inconclusive	8	9										
Monthly Total S8 Inspections Conducted	636	525	0	0	0	0	0	0	0	0	0	0
2026 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	71	43										
5/18/26 Weather Extension Results					May							
Pass												
Fail												
* included in monthly totals												

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Section 8 Follow ups	221	179	261	193	208	188	229	261	238	226	194	246
Quality Control Pass	6	10	6	7	9	7	5	7	6	6	6	0
Quality Control Fail	1	2	2	3	2	1	4	1	4	2	0	0
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18	16	4	16
Monthly Total S8 Inspections Conducted	702	574	654	583	866	667	647	690	694	647	547	712
2025 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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5/19/2025 Weather Extension Results					May							
Pass					17							
Fail					14							
* included in monthly totals												

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: April 2, 2026
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2026

HCV 2026 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2026	Annals Due Monthly	Annals Incomplete
1	340	72
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3	313	123
4	369	0
5	357	0
6	304	0
7	358	0
8	346	0
9	360	0
10	393	0
11	360	0
12	472	0
Totals	4309	291

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: April 2, 2026
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2026

WAITLIST SUMMARY

The HCV waitlist for 2023 includes 1,426 applicants.

The HUD two-year projection tool has indicated a potential shortfall for 2026. It is recommended that no vouchers be issued from the 2023 waitlist, the mainstream waitlist, or for the absorption of port-ins. HUD will provide additional guidance regarding this shortfall.

Furthermore, the mainstream program is currently experiencing a shortfall for 2026. OHA has been referred to the shortfall team and will follow their guidance and the next steps as instructed.

OHA is only billing at this time and will no longer absorb portability cases.

The Southside relocation project is being completed in Phases 4 and 5 .

The waitlist department has been reassigned to support the Project-Based Voucher department with appointments and file processing for the Scattersite Northeast and Pine Tower repositioning.

6.2. Asset Management (Public Housing)

**OHA Property Management Report
February 28, 2026**

PUBLIC HOUSING

Development			Occupancy			Tenant Accounts Receivable				Net Operating Income			PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	YTD Actual	YTD Budget	YTD Variance	MASS Points (of 25)
Towers	Florence Tower	106	0	0	100.0%	\$ 64,122	\$ 24,941	2.44	2.57	\$ (70,870)	\$ (68,545)	\$ (2,325)	22
	Benson Tower	143	1	2	98.6%	\$ 91,268	\$ 30,443	2.76	3.00	\$ (117,511)	\$ (98,592)	\$ (18,919)	22
	Jackson Tower	207	7	9	94.8%	\$ 81,950	\$ 39,027	1.86	2.10	\$ (258,036)	\$ (150,875)	\$ (107,161)	12
	Park South Tower	221	5	5	99.1%	\$ 84,956	\$ 51,849	1.41	1.64	\$ (183,724)	\$ (134,666)	\$ (49,058)	22
	Highland Tower	106	3	4	98.1%	\$ 51,491	\$ 32,308	1.55	1.59	\$ (68,769)	\$ (57,723)	\$ (11,046)	22
Elderly	Evans Tower	110	1	3	97.3%	\$ 37,343	\$ 32,299	1.06	1.16	\$ (80,731)	\$ (63,439)	\$ (17,292)	18
	Crown Tower	149	5	2	98.6%	\$ 55,543	\$ 44,657	1.27	1.24	\$ (141,373)	\$ (113,446)	\$ (27,927)	22
	Underwood Tower	104	2	2	98.0%	\$ 13,281	\$ 37,343	0.28	0.36	\$ (71,113)	\$ (68,202)	\$ (2,911)	21
	Kay Jay Tower	117	0	0	100.0%	\$ 21,383	\$ 32,829	0.57	0.65	\$ (78,894)	\$ (65,779)	\$ (13,115)	22
Multi Family	Southside	357	2	4	100.0%	\$ 17,643	\$ 16,038	1.39	1.40	\$ (376,659)	\$ (241,647)	\$ (135,012)	27
	Park Villa	24	2	1	95.8%	\$ 11,253	\$ 5,136	1.97	2.19	\$ (10,237)	\$ (14,336)	\$ 4,099	13
	Chambers Court	32	0	0	100.0%	\$ 14,011	\$ 32,641	0.53	0.43	\$ (82,246)	\$ (18,625)	\$ (63,621)	22
	Farnam	20	0	0	100.0%	\$ 18,584	\$ 13,386	1.11	1.39	\$ (21,279)	\$ (18,625)	\$ (2,654)	21
	Bayview	12	12	12	100.0%	\$ 18,584	\$ 13,386	-1.27	1.39	\$ (9,510)	\$ (18,338)	\$ 8,828	22
Single Family Homes/ Duplexes	Scat-Site North East	111	6	4	96.4%	\$ 113,866	\$ 41,641	2.77	2.73	\$ (10,628)	\$ (10,142)	\$ (486)	18
	N. Omaha Afford Homes	24	0	0	100.0%	\$ 8,265	\$ 12,312	1.67	0.67	\$ (17,100)	\$ (35,628)	\$ 18,528	21
	Crown I	16	0	0	100.0%	\$ 8,265	\$ 12,313	1.41	0.67	\$ (2,763)	\$ (14,433)	\$ 11,670	22
	Crown II	12	1	1	91.7%	\$ (1,945)	\$ 5,011	-3.62	-0.39	\$ (7,475)	\$ (10,371)	\$ 2,896	7
	Scat-Site South East	137	3	3	98.5%	\$ 45,914	\$ 59,342	0.86	0.77	\$ (47,794)	\$ (81,374)	\$ 33,580	18
	Scat-Site North West	115	1	3	97.4%	\$ 85,306	\$ 67,647	1.30	1.26	\$ (96,230)	\$ (109,029)	\$ 12,799	17
	Keystone Crown Creek	37	0	0	100.0%	\$ 14,274	\$ 16,085	1.25	0.89	\$ (24,149)	\$ (58,035)	\$ 33,886	20
	Scat-Site South West	75	0	0	100.0%	\$ 29,814	\$ 36,025	0.92	0.83	\$ (32,974)	\$ (50,183)	\$ 17,209	21
Total		2235	51	55	98.4%	\$ 885,171	\$ 656,659	1.07	1.3	\$ (1,810,065)	\$ (1,502,033)	\$ (308,032)	19.6

MARKET RATE HOUSING

Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	YTD Actual	YTD Budget	YTD Variance
Multi	The Villas	23	0	0	100.0%	\$ 24,237	\$ (2,172)	-0.40	1.64	\$ (1,501)	\$ (7,025)	\$ 5,524

AFFORDABLE HOUSING

Development			Occupancy		
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied
Multi	Chambers Court	38	10	10	100.0%

Mu	Farnam	10	0	0	100.0%
Total		48	10	10	100.0%

OHA Board Report Summary

Public Housing – February 2026 Board Summary

MASS & Occupancy Performance

During February, most properties continued to show steady occupancy improvement, bringing the portfolio to a 98.4% occupancy rate at month's end. This strong performance further supports our MASS score and reflects consistent progress across nearly all sites. The towers remain the strongest contributors, maintaining high and stable occupancy levels throughout the month and continuing to drive overall portfolio performance.

With the HUD-approved exemptions for KayJay and Florence Towers now fully implemented and applied retroactively, our occupancy calculations more accurately reflect operational units. This correction has eliminated the distortion previously caused by these non-leasing redevelopment sites and has resulted in cleaner, more reliable month-end reporting. The improved accuracy is reflected in our updated MASS score of 19.6.

While occupancy trends remain positive, we continue to face challenges within the collection component of PHAS. Past-due balances remain a contributing factor to overall performance. Staff continues to proactively engage with residents, offering support, outreach, and reasonable repayment agreements to help households become current and remain in good standing. These efforts are essential to stabilizing long-term rent collection and improving our PHAS outcomes. In addition, I have been working closely with Finance to strengthen and support Property Management's collection efforts, ensuring we are aligned and consistent in our approach.

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

Affordable Housing

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

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

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

Market Rate Housing

Occupancy at North Villas has reached 100% for February, reflecting full stabilization of the community. This marks an improvement from prior reporting periods and demonstrates strong leasing performance through the start of the year.

While all units are currently occupied, three units are scheduled to become available in the coming weeks. The team is preparing proactive marketing and leasing strategies to ensure these upcoming vacancies are filled quickly and efficiently.

Repositioning Update

Repositioning efforts remain active across the portfolio, with strong progress at both Florence Tower and KayJay Tower. Preparation work is well underway, and the lessons learned during the Pine Tower conversion—across both operational successes and challenges—have enabled us to streamline planning, anticipate issues earlier, and coordinate more effectively. As a result, we expect the Florence and KayJay transitions to advance more smoothly than Pine.

Within the scattered-site portfolio, three SCNE homes remain outstanding and have not yet been converted to PBV. We are actively working with residents on repayment agreements, which remains the primary factor preventing full completion for these units. Additionally, one home has not yet passed inspection; staff continues to address the remaining deficiencies to move it forward.

All other scattered-site units are either fully transferred to PBV or in the final stages of transition, and we anticipate continued steady progress as the remaining items are resolved.

Maintenance & Inspection Update

In addition to ongoing unit-readiness work, the team has been preparing for the upcoming visit from Stephen Burt of HUD, who will be conducting field inspections. Staff have been coordinating documentation, ensuring units meet required standards, and addressing outstanding items in advance of his arrival. These preparations also position us well as we move into the spring inspection and transition period, when activity typically increases.

With the addition of our second administrative assistant, we have strengthened operational support across the program. She is now dedicated to assisting with the work-order backlog and scheduling, which has improved workflow efficiency and allowed maintenance staff to remain focused on unit preparation and compliance tasks.

Overall, the team continues to make meaningful progress toward full PBV readiness while maintaining strong coordination ahead of HUD's field review.

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: April 2, 2026
Re: Compliance Department Update- February 2026

Intake Department

During February, there were 213 applications submitted through the on-line portal. 36 of the applications met the criteria for one-bedroom senior households for designated senior towers. A total of 40 applications were approved during this period with 28 for one bedroom, 5 for two bedrooms, 7 for three bedrooms and 0 for four bedrooms. Staff also started processing applications for River City Housing Connection for the Scattered Northeast Project Based Vouchers (PBVs).

In addition to the 179 applications not eligible to apply, there were an additional 98 applicants who were withdrawn during the full application process for no response, failed background checks, over income, unit offer refusals and applicant requests.

The 12-month average for new applications is 220, approved applications is 44 and withdrawn applications is 330.

Reexaminations

HUD's monthly Reexamination Delinquency Report score continues to be maintained at a high level. The February score was 99.67%. The Compliance team's persistence in trying different strategies in contacting residents for them to complete the on-line portal and to also provide required documentation so their annuals and interims can be completed is showing positive results. We have 3 late 2025, 3 for January and 2 for February 2026 recertifications to finish up.

Our interim completion rate jumped from 58% in January to 76% completion rate in February. Now that our interim logs are updated, the assigned staff person will be able to concentrate on processing the outstanding interims along with the other team members. Our current interim process is being reviewed and updated in order to maximize the number of completed interims each month.

Each Team has established goals to meet for each step of the recertification process. By reviewing this data, we will be able to identify where we meet and exceed the goals and where we are not. We can then identify where the areas are to focus for improvement.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: April 2, 2026
 Re: Intake Approved Applications February 2026

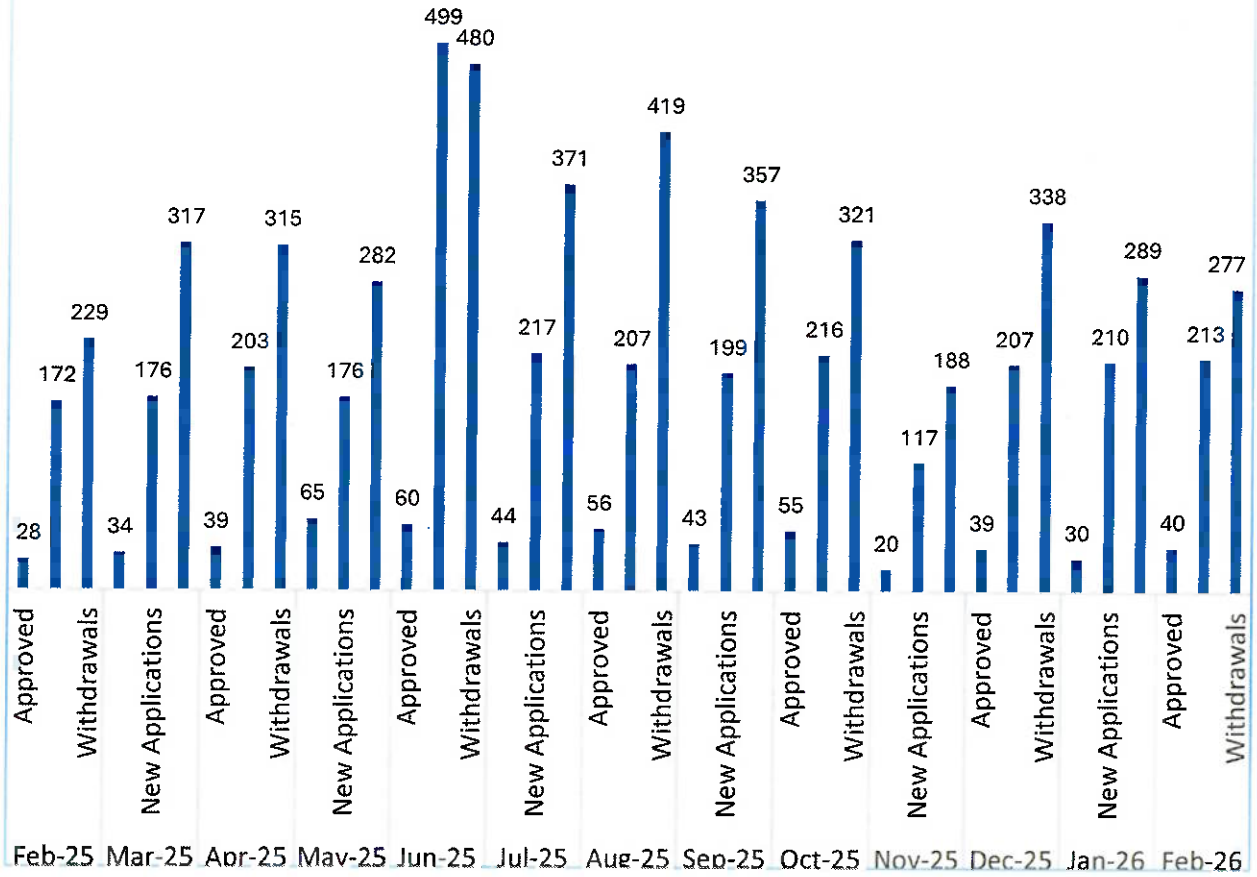
**Intake Department
 Month of February 2026**

New Public Housing Applications	213
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	5
New RCSCNE Applications	3
Approved Public Housing Applications	40
Approved Applications for Villas	0
Approved Applications for Farnam Apartments Straight Tax Credit	0

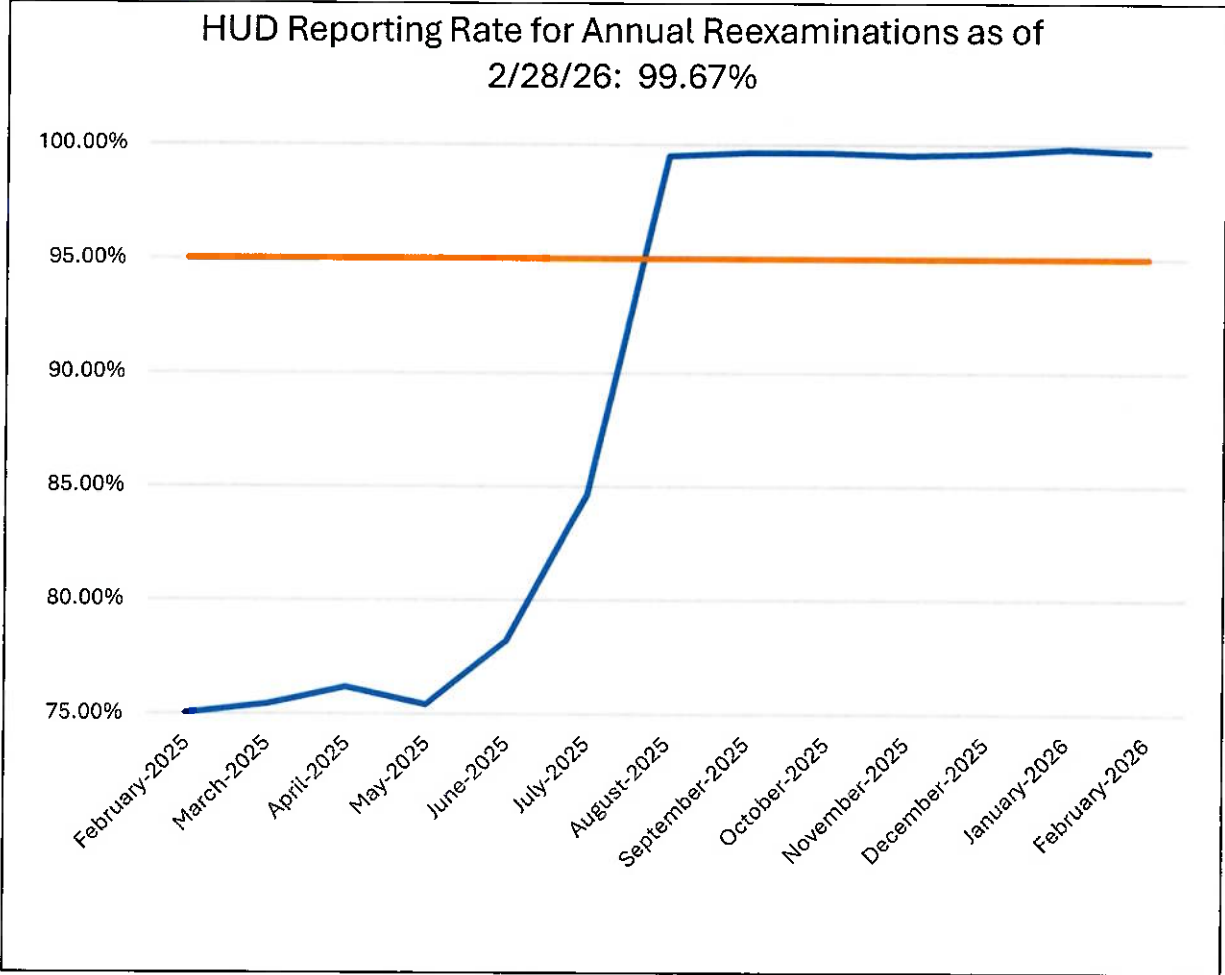
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		28	5	7
Villas Applications Approved	Two	Three		
North Villas	0	0		
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three		
	0	0		

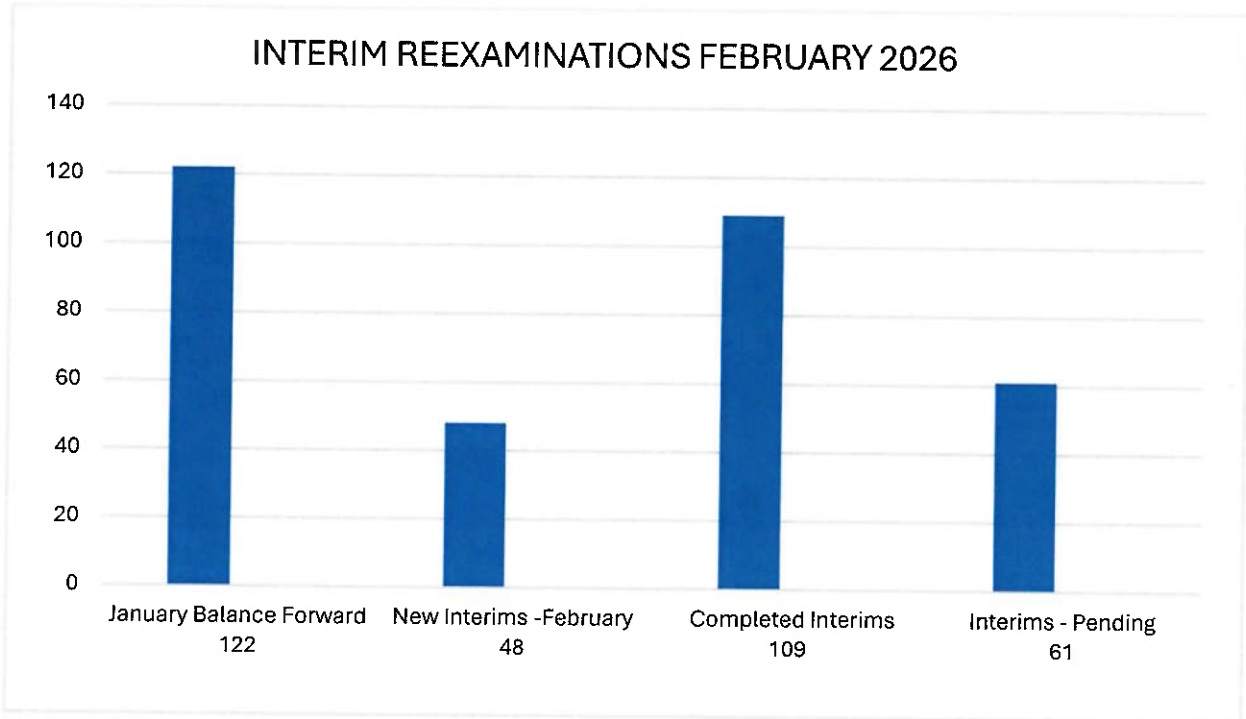
Applications Withdrawn from PH Wait List	277	
No Response During Full Application Process	86	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	179	
Failed Background Check	3	
Applicant Request	7	
Refused offer	1	
Over Income	1	

PUBLIC HOUSING INTAKE WAITING LIST FEBRUARY 2026



	HUD Goal
	Actual





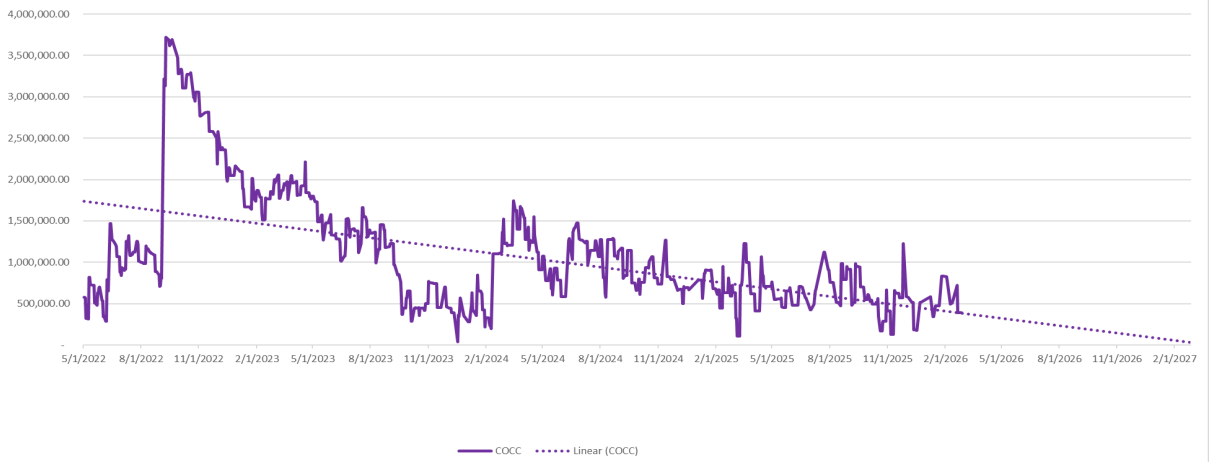
There have been 104 new interims reported during January and February 2026. Staff completed a total of 196 interims so far in 2026. There were 153 interims carried over from 2025 along with the 104 2026 reported interims which resulted in a 76% completion rate through February.

6.6. Financials

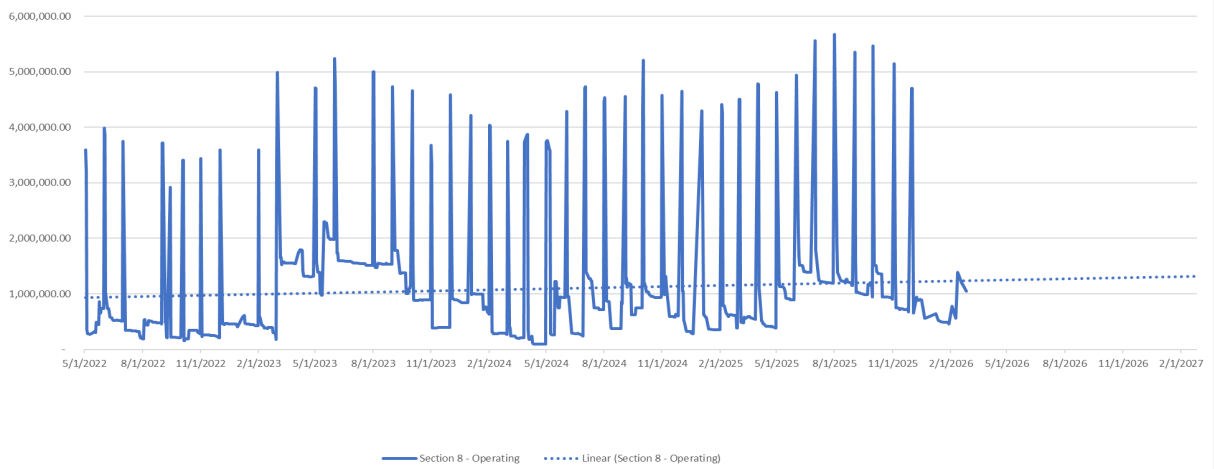
Public Housing Cash Trends & Forecast



Central Office Cash Trends & Forecast



Section 8 (HCV) Cash Trends & Forecast



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2026

Book = Accrual ; Tree = ysi_bs

	February 28, 2026	February 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH AND CASH EQUIVALENTS	6,457,615	7,150,706	-693,091	7,834,886	-1,377,272
OTHER ACCOUNTS RECEIVABLE	266,499	-11,722	278,221	1,349,160	-1,082,661
A/R INTER-PROPERTY	1,276,178	1,212,741	63,437	1,271,563	4,616
A/R - TENANT	-657,899	-742,092	84,193	-829,437	171,538
A/R PROMISSORY NOTES	2,680,799	2,686,530	-5,731	2,685,524	-4,725
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	201,879	201,879	0	201,879	0
PREPAID ASSETS	493,993	599,151	-105,158	449,485	44,508
INTER-FUND DUE FROM	4,576,413	4,788,166	-211,753	0	4,576,413
TOTAL CURRENT ASSETS	15,295,477	15,885,359	-589,883	12,963,060	2,332,417
FIXED ASSETS	65,994,668	66,462,662	-467,993	66,839,451	-844,783
NOTES RECEIVABLE	7,090,674	6,930,674	160,000	6,930,674	160,000
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	10,552,103	-8,161,668
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,137,214	2,137,214	0	2,137,214	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	80,824,163	81,132,156	-307,993	89,670,614	-8,846,451
TOTAL ASSETS	96,119,640	97,017,516	-897,876	102,633,674	-6,514,034
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-600,560	-35,168	-565,391	772,148	-1,372,708
A/P OTHER	1,099	1,099	0	1,099	0
ACCRUED FEES	1,235,713	1,172,276	63,437	1,462,007	-226,294
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	202	4,509	-4,307	351,958	-351,756
COMP ABSENCES - CURRENT	0	0	0	230,346	-230,346
TENANT SECURITY DEPOSIT	669,192	675,666	-6,473	692,120	-22,928
UNEARNED REVENUE	1,251,627	1,228,341	23,286	1,214,187	37,440
CURRENT PORTION OF DEBT	53,636	53,419	217	53,203	433
OTHER CURRENT LIABILITIES	859,575	840,345	19,230	821,512	38,063
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	4,652,354	4,857,069	-204,715	0	4,652,354
TOTAL CURRENT LIABILITIES	8,172,838	8,847,554	-674,715	5,648,580	2,524,258
LONG TERM DEBT	10,818,370	10,822,831	-4,461	10,827,275	-8,904
FSS ESCROW	703,198	691,761	11,437	649,440	53,758
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	842,433	842,433	0	612,087	230,346
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	10,390,095	-7,999,661
TOTAL NON-CURRENT LIABILITIES	15,667,700	15,660,725	6,976	23,392,161	-7,724,461
TOTAL LIABILITIES	23,840,539	24,508,279	-667,740	29,040,742	-5,200,203
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0	1,784,365	0
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	38,929,483	39,159,619	-230,136	40,243,314	-1,313,831
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,494,736	70,724,872	-230,136	71,808,567	-1,313,831

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2026

Book = Accrual ; Tree = ysi_bs

	February 28, 2026	February 1, 2026	Net Change	January 1, 2026	YTD Net Change
TOTAL LIABILITIES AND EQUITY	96,119,640	97,017,516	-897,876	102,633,674	-6,514,034
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2026

Book = Accrual ; Tree = ysi_bs

	February 28, 2026	February 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH - OPERATING	2,468,184	3,182,614	-714,430	3,703,415	-1,235,230
CASH - PAYROLL	106,193	101,818	4,375	101,995	4,197
CASH - OTHER	42,986	42,962	25	42,935	51
CASH - OPERATING RIVER CITY	62,482	7,739	54,743	0	62,482
CASH - VENDOR PAYMENTS	-405,128	-453,394	48,267	-226,452	-178,675
CASH - RESTRICTED	1,970,175	2,074,448	-104,274	2,032,780	-62,605
CASH - RESTRICTED MODERNIZATION AND DEV	39,150	39,125	26	39,096	54
REPLACEMENT RESERVE	14,312	14,289	23	14,263	49
CASH - FSS ESCROW	693,113	688,276	4,837	659,794	33,319
CASH - FSS FORFEITURES	104,361	81,272	23,089	80,576	23,785
OPERATING RESERVE	61,995	61,911	85	61,817	178
OHA HUD OPERATING RESERVE	310,618	310,618	0	310,618	0
CASH - SECURITY DEPOSIT	613,808	623,966	-10,158	639,320	-25,511
HOMEOWNERSHIP FUNDS	375,364	375,062	302	374,728	636
CASH AND CASH EQUIVALENTS	6,457,615	7,150,706	-693,091	7,834,886	-1,377,272
A/R HUD	42,766	128,277	-85,510	55,344	-12,577
A/R OTHER GOVERNMENTS	580,429	220,730	359,699	517,450	62,979
A/R OTHER	39,268	39,268	0	1,181,829	-1,142,560
A/R EMPLOYEE	20	0	20	0	20
A/R NON DWELLING RENT	20,530	16,517	4,012	11,052	9,477
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-416,515	-416,515	0	-416,515	0
OTHER ACCOUNTS RECEIVABLE	266,499	-11,722	278,221	1,349,160	-1,082,661
INTER-PROPERTY {COCC}	50,000	50,000	0	0	50,000
INTER-PROPERTY {9EC}	235,112	234,911	201	237,955	-2,842
INTER-PROPERTY {9KCC}	108,158	112,219	-4,061	29,428	78,730
INTER-PROPERTY {9NOAH}	67,226	67,997	-771	63,311	3,914
INTER-PROPERTY {9FAR}	133,016	133,393	-377	136,947	-3,930
INTER-PROPERTY {9BV}	40,379	34,954	5,425	36,178	4,200
INTER-PROPERTY {9CR1}	51,201	53,093	-1,892	55,152	-3,951
INTER-PROPERTY {9CR2}	33,570	33,950	-380	35,282	-1,712
INTER-PROPERTY {VILLAS}	59,053	59,102	-49	60,494	-1,441
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	0	1,108,638
INTER-PROPERTY {HCV ADM}	-1,019,115	-1,101,268	82,154	7,370	-1,026,484
INTER-PROPERTY {MOD REHAB}	1,970	1,774	195	3,549	-1,580
INTER-PROPERTY {PUB HSG}	398,459	423,978	-25,520	606,742	-208,284
INTER-PROPERTY {EHV}	1,677	0	1,677	-845	2,522
INTER-PROPERTY {RCHC}	6,835	0	6,835	0	6,835
A/R INTER-PROPERTY	1,276,178	1,212,741	63,437	1,271,563	4,616
ACCOUNTS RECEIVABLE TENANTS	1,268,107	1,183,914	84,193	1,096,569	171,538
ALLOWANCE FOR A/R TENANTS	-1,926,006	-1,926,006	0	-1,926,006	0
A/R - TENANT	-657,899	-742,092	84,193	-829,437	171,538
P-NOTES OUTSTANDING	686,491	692,222	-5,731	691,216	-4,725
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	0
A/R BAYVIEW	279,741	279,741	0	279,741	0
A/R FARNAM	997,626	997,626	0	997,626	0
A/R STREHLOW	734,788	734,788	0	734,788	0
A/R NOAH	45,582	45,582	0	45,582	0
A/R PROMISSORY NOTES	2,680,799	2,686,530	-5,731	2,685,524	-4,725
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	201,879	201,879	0	201,879	0
PREPAID INSURANCE	123,180	186,925	-63,744	18,686	104,494

PREPAID SOFTWARE EXP	104,217	137,961	-33,744	171,705	-67,488
PREPAID MED FSA SEC 125	7,872	5,633	2,239	-1,633	9,505
PREPAID CREDIT CARDS	22	9,931	-9,909	2,026	-2,004
PREPAID OTHER	258,701	258,701	0	258,701	0
PREPAID ASSETS	493,993	599,151	-105,158	449,485	44,508
INTERFUND BALANCE	-1,700	-1,700	0	0	-1,700
INTER-FUND DUE FROM {COCC}	815,691	819,931	-4,239	0	815,691
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	0	-201,683
INTER-FUND DUE FROM {9EC}	449,883	454,852	-4,969	0	449,883
INTER-FUND DUE FROM {9KCC}	76,796	79,748	-2,952	0	76,796
INTER-FUND DUE FROM {9NOAH}	114,393	116,003	-1,610	0	114,393
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	0	20,382
INTER-FUND DUE FROM {9FAR}	115,469	117,638	-2,169	0	115,469
INTER-FUND DUE FROM {9BV}	41,906	42,685	-779	0	41,906
INTER-FUND DUE FROM {9CR1}	9,231	10,305	-1,074	0	9,231
INTER-FUND DUE FROM {9CR2}	8,701	9,439	-738	0	8,701
INTER-FUND DUE FROM {VILLAS}	8,737	8,740	-3	0	8,737
INTER-FUND DUE FROM {HCV}	-246,382	-237,587	-8,795	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-153,702	-152,728	-974	0	-153,702
INTER-FUND DUE FROM {HCV MV}	23,973	23,973	0	0	23,973
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	0	37,650
INTER-FUND DUE FROM {MOD REHAB}	17,833	2,833	15,000	0	17,833
INTER-FUND DUE FROM {FOUND}	109,706	110,091	-385	0	109,706
INTER-FUND DUE FROM {PUB HSG}	1,468,547	1,589,216	-120,669	0	1,468,547
INTER-FUND DUE FROM {ROSS GRANT}	263,681	252,091	11,590	0	263,681
INTER-FUND DUE FROM {FSS GRANT}	-77,789	-77,789	0	0	-77,789
INTER-FUND DUE FROM {CNI GRANT}	816,098	910,485	-94,387	0	816,098
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	0	15,794
INTER-FUND DUE FROM {EHV}	834,076	834,075	1	0	834,076
INTER-FUND DUE FROM {6SCDEV18}	316	2,147	-1,831	0	316
INTER-FUND DUE FROM {RHC}	8,806	1,575	7,231	0	8,806
INTER-FUND DUE FROM	4,576,413	4,788,166	-211,753	0	4,576,413
TOTAL CURRENT ASSETS	15,295,477	15,885,359	-589,883	12,963,060	2,332,417
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	151,619,336	151,619,336	0	151,619,336	0
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	45,199,371	45,199,371	0	45,199,371	0
CONTRACT WORK IN PROCESS	3,277,073	3,084,769	192,305	2,896,441	380,632
WIP - PREDEVELOPMENT	829,036	829,036	0	829,036	0
WIP - INS PROCEEDS/REPAIRS	332,998	332,998	0	332,998	0
DWELLING EQUIPMENT	4,754,772	4,739,472	15,300	4,641,147	113,625
SITE IMPROVEMENTS	5,200,408	5,193,158	7,250	5,182,585	17,823
OFFICE EQUIPMENT	228,203	228,203	0	228,203	0
MAINTENANCE EQUIPMENT	349,433	349,433	0	349,433	0
COMMUNITY SPACE EQUIPMENT	71,734	71,734	0	71,734	0
COMPUTER EQUIPMENT	82,530	82,530	0	82,530	0
AUTOMOTIVE EQUIPMENT	2,183,683	2,268,209	-84,526	2,268,209	-84,526
SECURITY EQUIPMENT	1,336,001	1,336,001	0	1,336,001	0
ACCUM DEPR - BUILDINGS	-121,010,116	-120,551,825	-458,291	-120,083,109	-927,007
ACCUM DEPR - COMMERCIAL	-280,000	-278,788	-1,212	-277,576	-2,424
ACCUM DEPR - BUILDING ACQUISITION	-315,840	-314,476	-1,364	-313,113	-2,727
ACCUM DEPR - INELIGIBLE BLDG	-59,373	-59,106	-267	-58,839	-534
ACCUM DEPR - BUILDING IMPROVEMENTS	-27,541,115	-27,389,625	-151,490	-27,238,106	-303,009
ACCUM DEPR - DWELLING EQUIPMENT	-2,549,082	-2,512,731	-36,351	-2,497,833	-51,249
ACCUM DEPR - SITE IMPROVE	-3,157,395	-3,138,269	-19,126	-3,119,187	-38,207
ACCUM DEPR - OFFICE EQUIPMENT	-227,768	-227,479	-290	-227,189	-579
ACCUM DEPR - MAINTENANCE EQUIPMENT	-290,863	-289,800	-1,063	-288,737	-2,126

ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-71,734	-71,734	0	-71,734	0
ACCUM DEPR - COMPUTER EQUIPMENT	-64,211	-63,380	-831	-62,550	-1,661
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,992,853	-2,068,319	75,467	-2,059,260	66,408
ACCUM DEPR - SECURITY EQUIPMENT	-1,154,518	-1,151,012	-3,506	-1,145,296	-9,222
FIXED ASSETS	65,994,668	66,462,662	-467,993	66,839,451	-844,783
N/R BAYVIEW	211,012	211,012	0	211,012	0
N/R FARNAM	553,079	553,079	0	553,079	0
N/R CROWN I	252,986	252,986	0	252,986	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	898,034	898,034	0	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
N/R KENNEDY SQUARE	350,000	350,000	0	350,000	0
N/R KENNEDY EAST	160,000	0	160,000	0	160,000
NOTES RECEIVABLE	7,090,674	6,930,674	160,000	6,930,674	160,000
LT INTER-FUND DUE FROM {COCC}	0	0	0	1,165,200	-1,165,200
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	1,278,760	-451,908
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	414,136	-166,100
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	188,999	-122,160
LT INTER-FUND DUE FROM {9SEC}	0	0	0	20,714	-20,714
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	576,987	-114,118
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	284,615	-43,589
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	92,752	-9,314
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	131,540	-9,636
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	446,267	-231,548
LT INTER-FUND DUE FROM {HCV}	0	0	0	1,108,438	-1,108,438
LT INTER-FUND DUE FROM {HCV ADM}	0	0	0	721,263	-721,263
LT INTER-FUND DUE FROM {HCV MV}	0	0	0	27,193	-27,193
LT INTER-FUND DUE FROM {HCV CITY}	0	0	0	37,650	-37,650
LT INTER-FUND DUE FROM {MOD REHAB}	0	0	0	2,703	-2,703
LT INTER-FUND DUE FROM {FOUND}	0	0	0	110,540	-110,540
LT INTER-FUND DUE FROM {PUB HSG}	0	0	0	1,639,476	-1,639,476
LT INTER-FUND DUE FROM {ROSS GRANT}	0	0	0	240,266	-240,266
LT INTER-FUND DUE FROM {FSS GRANT}	0	0	0	79,410	-79,410
LT INTER-FUND DUE FROM {CNI GRANT}	0	0	0	986,630	-986,630
LT INTER-FUND DUE FROM {CNP GRANT}	0	0	0	27,548	-27,548
LT INTER-FUND DUE FROM {EHV}	0	0	0	834,901	-834,901
LT INTER-FUND DUE FROM {6SCDEV18}	0	0	0	11,364	-11,364
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	10,552,103	-8,161,668
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,137,214	2,137,214	0	2,137,214	0
LEASES RECEIVABLE	2,137,214	2,137,214	0	2,137,214	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	80,824,163	81,132,156	-307,993	89,670,614	-8,846,451

TOTAL ASSETS	96,119,640	97,017,516	-897,876	102,633,674	-6,514,034
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-600,560	-35,168	-565,391	772,148	-1,372,708
ACCOUNTS PAYABLE	-600,560	-35,168	-565,391	772,148	-1,372,708
A/P OTHER	1,099	1,099	0	1,099	0
A/P OTHER	1,099	1,099	0	1,099	0
ACCRUED MGMT & BKKPING FEE	277,044	63,421	213,623	82,312	194,732
ACCRUED FRONT-LINE FEES	955,655	1,103,879	-148,224	1,379,894	-424,239
ACCRUED FEES	3,013	4,976	-1,962	-199	3,212
ACCRUED FEES	1,235,713	1,172,276	63,437	1,462,007	-226,294
ACCR WAGES & WITHHOLDINGS					
ACCRUED PAYROLL	0	0	0	324,269	-324,269
ACCRUED PAYROLL TAXES	0	0	0	27,722	-27,722
EE INS DEDUCTIONS	202	4,509	-4,307	-33	235
ACCR WAGES & WITHHOLDINGS	202	4,509	-4,307	351,958	-351,756
COMPENSATED ABSENCES - CURRENT	0	0	0	230,346	-230,346
COMP ABSENCES - CURRENT	0	0	0	230,346	-230,346
TENANT SECURITY DEPOSIT	614,055	620,553	-6,498	601,644	12,411
PET DEPOSIT	11,030	11,030	0	11,430	-400
DEPOSIT REFUND ACCOUNT	44,108	44,083	25	79,046	-34,938
TENANT SECURITY DEPOSIT	669,192	675,666	-6,473	692,120	-22,928
Deferred Revenue - HUD Funds	980,398	980,398	0	980,398	0
TENANT PREPAID RENT	270,529	247,593	22,936	233,539	36,990
NO UNIT HOLDING ACCT	700	350	350	250	450
UNEARNED REVENUE	1,251,627	1,228,341	23,286	1,214,187	37,440
MORTGAGE PAYABLE - CURRENT	53,636	53,419	217	53,203	433
CURRENT PORTION OF DEBT	53,636	53,419	217	53,203	433
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	836,469	817,239	19,230	798,406	38,063
OTHER CURRENT LIABILITIES	859,575	840,345	19,230	821,512	38,063
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO {COCC}	1,654,515	1,780,667	-126,152	0	1,654,515
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	70,513	70,546	-33	0	70,513
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	0	67,631
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	0	37,179
INTER-FUND DUE TO {9SEC}	335,061	343,857	-8,795	0	335,061
INTER-FUND DUE TO {9FAR}	15,020	15,020	0	0	15,020
INTER-FUND DUE TO {9BV}	10,214	10,214	0	0	10,214
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	0	12,494
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	0	13,992
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	0	-49,174
INTER-FUND DUE TO {HCV}	25,000	10,000	15,000	0	25,000
INTER-FUND DUE TO {HCV ADM}	214,851	207,905	6,946	0	214,851
INTER-FUND DUE TO {PUB HSG}	1,321,214	1,318,189	3,025	0	1,321,214
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	0	11,630
INTER-FUND DUE TO {FSS GRANT}	39,357	39,357	0	0	39,357
INTERFUND DUE TO {CNI GRANT}	0	318	-318	0	0
INTER-FUND DUE TO {EHV}	914	914	0	0	914
INTER-FUND DUE TO {6SCDEV18}	781,169	875,556	-94,387	0	781,169
INTER-FUND DUE TO	4,652,354	4,857,069	-204,715	0	4,652,354
TOTAL CURRENT LIABILITIES	8,172,838	8,847,554	-674,715	5,648,580	2,524,258
MORTGAGE PAYABLE	1,376,957	1,381,418	-4,461	1,385,861	-8,904
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0

LOAN PAYABLE OHA	5,977,676	5,977,676	0	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0	310,000	0
LONG TERM DEBT	10,818,370	10,822,831	-4,461	10,827,275	-8,904
FSS ESCROW	703,198	691,761	11,437	649,440	53,758
FSS ESCROW	703,198	691,761	11,437	649,440	53,758
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	842,433	842,433	0	612,087	230,346
COMP ABSENCES-LONG TERM	842,433	842,433	0	612,087	230,346
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	2,516,070	-1,872,570
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	712,700	-292,459
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	84,314	-66,749
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	297,806	-68,899
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	213,794	-37,179
LT INTER-FUND DUE TO {9SEC}	0	0	0	330,288	-330,288
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	52,409	-15,020
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	111,769	-11,553
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	269,884	-12,494
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	107,093	-14,859
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	593,791	-177,413
LT INTER-FUND DUE TO {HCV}	0	0	0	256,182	-256,182
LT INTER-FUND DUE TO {HCV ADM}	0	0	0	2,182,660	-2,182,660
LT INTER-FUND DUE TO {HCV MV}	0	0	0	5,409	-5,409
LT INTER-FUND DUE TO {PUB HSG}	0	0	0	1,351,317	-1,351,317
LT INTER-FUND DUE TO {ROSS GRANT}	0	0	0	20,482	-20,482
LT INTER-FUND DUE TO {FSS GRANT}	0	0	0	196,232	-196,232
LT INTER-FUND DUE TO {CNI GRANT}	0	0	0	222,810	-222,810
LT INTER-FUND DUE TO {CNP GRANT}	0	0	0	11,754	-11,754
LT INTER-FUND DUE TO {EHV}	0	0	0	2,475	-2,475
LT INTER-FUND DUE TO {6SCDEV18}	0	0	0	850,855	-850,855
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	10,390,095	-7,999,661
TOTAL NON-CURRENT LIABILITIES	15,667,700	15,660,725	6,976	23,392,161	-7,724,461
TOTAL LIABILITIES	23,840,539	24,508,279	-667,740	29,040,742	-5,200,203
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0	1,784,365	0
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0	1,784,365	0
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	38,929,483	39,159,619	-230,136	40,243,314	-1,313,831
RETAINED EARNINGS	38,929,483	39,159,619	-230,136	40,243,314	-1,313,831
CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,494,736	70,724,872	-230,136	71,808,567	-1,313,831
TOTAL LIABILITIES AND EQUITY	96,119,640	97,017,516	-897,876	102,633,674	-6,514,034
TOTAL OF ALL	0	0	0	0	0

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES	8,003,013	6,734,643	1,268,370	6,625,334	1,377,679	14,665,129	13,469,286	1,195,843	12,967,387	1,697,742
EXPENSES	8,233,150	8,127,843	-105,307	7,404,054	-829,095	15,974,102	16,255,685	281,583	14,213,059	-1,761,044
TRANSFERS	0	-196,875	-196,875	0	0	0	-393,750	-393,750	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
NET OPERATING INCOME (LOSS)	-230,136	-1,196,325	966,188	-778,720	548,584	-1,313,831	-2,392,649	1,078,818	-1,246,672	-67,159
ADJUSTED NET OPERATING INCOME (LOSS)	452,712	-568,892	1,021,604	-532,024	984,736	43,033	-1,137,784	1,180,817	-753,646	796,679

Budget Comparison

Period = Feb 2026

Book = Accrual ; Tree = ysl_is

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	593,413	533,677	59,737	628,494	-35,081	1,204,143	1,067,353	136,790	1,275,611	-71,467
DWELLING RENTS SUBSIDY	96,900	19,779	77,121	34,415	62,486	127,387	39,558	87,829	68,543	58,844
LATE FEES	17,608	11,923	5,685	9,080	8,528	36,728	23,846	12,882	27,834	8,894
LATE FEES (P-NOTES)	280	1,076	-796	0	280	350	2,152	-1,802	0	350
LEGAL FEES	0	20,612	-20,612	6,655	-6,655	0	41,225	-41,225	17,513	-17,513
MAINTENANCE FEES	11,827	29,037	-17,211	17,485	-5,658	29,035	58,074	-29,039	50,193	-21,158
OTHER TENANT REVENUE	8,535	3,239	5,296	10,909	-2,374	10,563	6,477	4,086	31,464	-20,901
FRAUD RECOVERY REVENUE	0	1,019	-1,019	-2,031	2,031	75	2,039	-1,964	-1,631	1,706
TOTAL TENANT REVENUES	728,563	620,362	108,200	705,006	23,556	1,408,281	1,240,725	167,556	1,469,526	-61,245
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	580,481	567,049	13,432	633,139	-52,658	1,160,961	1,134,098	26,863	1,266,278	-105,317
HOUSING ASST PAYMENTS	4,970,179	4,026,470	943,709	3,743,537	1,226,642	8,987,839	8,052,940	934,899	7,491,610	1,496,229
ONGOING ADMIN FEES EARNED	311,842	328,379	-16,537	362,300	-50,458	630,486	656,757	-26,271	663,788	-33,302
REVENUES - HUD CAPITAL - HARD COSTS	397,242	0	397,242	295,942	101,300	503,411	0	503,411	400,440	102,971
REVENUES - HUD CAPITAL - SOFT COSTS	151,380	18,750	132,630	310,494	-159,114	367,979	37,500	330,479	439,542	-71,563
TOTAL HUD GRANTS AND SUBSIDY	6,411,124	4,940,647	1,470,476	5,345,412	1,065,712	11,650,677	9,881,295	1,769,382	10,261,658	1,389,018
TOTAL FEE REVENUE										
MANAGEMENT FEE	166,800	156,148	10,653	216,798	-49,997	327,133	312,296	14,838	398,647	-71,514
BOOKKEEPING FEE	46,823	46,777	45	47,708	-885	92,543	93,555	-1,012	95,978	-3,435
FRONT LINE SERVICE FEE	189,512	388,151	-198,638	218,226	-28,714	330,117	776,301	-446,184	378,401	-48,284
FRONT LINE SERVICE FEE (IT)	5,489	12,070	-6,581	6,881	-1,392	11,232	24,140	-12,908	13,762	-2,530
OTHER FEES FOR SERVICE	3,013	585	2,428	0	3,013	7,989	1,171	6,819	0	7,989
TOTAL FEE REVENUE	411,638	603,731	-192,093	489,612	-77,974	769,014	1,207,463	-438,448	886,787	-117,773
OTHER GOVT GRANTS/DONATIONS	357,706	392,971	-35,265	17,059	340,647	518,371	785,942	-267,571	88,994	429,378
TOTAL OTHER GOVT GRANTS DONATIONS	357,706	392,971	-35,265	17,059	340,647	518,371	785,942	-267,571	88,994	429,378
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,441	2,606	-1,164	2,679	-1,238	3,000	5,211	-2,211	5,653	-2,653
TOTAL INTEREST INCOME - MAIN	1,441	2,606	-1,164	2,679	-1,238	3,000	5,211	-2,211	5,653	-2,653
INTEREST INCOME - OTHER	0	12,161	-12,161	0	0	0	24,322	-24,322	0	0
TOTAL NON-CASH INT INCOME (HIO)	0	12,161	-12,161	0	0	0	24,322	-24,322	0	0
INTEREST INCOME - RESTRICTED FUNDS	435	778	-343	965	-530	917	1,556	-639	2,040	-1,123
INT INCOME - RESTRICT FUNDS	435	778	-343	965	-530	917	1,556	-639	2,040	-1,123
OTHER INCOME										
NON-DWELLING RENTS	35,583	34,466	1,117	34,804	779	69,621	68,932	689	69,511	110
MISCELLANEOUS INCOME	25	51	-26	100	-75	275	103	172	200	75
COMMISSION INCOME	5,629	5,443	186	7,400	-1,771	11,832	10,886	945	12,118	-286
ADMINISTRATIVE FEES	1,930	1,416	513	1,706	224	5,163	2,833	2,331	3,398	1,765
DONATIONS - GENERAL	2,002	9	1,993	41	1,961	2,004	18	1,986	44	1,960
MISCELLANEOUS GRANT REVENUE	0	11,667	-11,667	0	0	0	23,333	-23,333	0	0
DEVELOPERS FEES	0	108,333	-108,333	0	0	0	216,667	-216,667	0	0
GAIN/LOSS ON SALE OF FIXED ASSET	3,000	0	3,000	3,134	-134	3,000	0	3,000	3,134	-134
INSURANCE PROCEEDS	43,937	0	43,937	17,416	26,522	222,973	0	222,973	164,325	58,649
TOTAL OTHER INCOME	92,106	161,386	-69,280	64,601	27,505	314,868	322,772	-7,904	252,729	62,139
TOTAL REVENUES	8,003,013	6,734,643	1,268,370	6,625,334	1,377,679	14,665,129	13,469,286	1,195,843	12,967,387	1,697,742
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	587,720	1,011,903	424,183	567,725	-19,996	998,279	2,023,806	1,025,527	940,914	-57,365
ADMIN CASUAL LABOR	8,491	31,232	22,741	17,460	8,970	62,624	62,464	-160	16,607	-46,017
ALLOC ADMIN SALARIES	-18,346	-18,329	17	-17,237	1,109	-36,693	-36,659	34	-34,856	1,837
TOTAL ADMIN SALARIES	577,865	1,024,806	446,941	567,947	-9,917	1,024,210	2,049,612	1,025,401	922,665	-101,546
AUDIT EXPENSE	2,625	25,987	23,362	0	-2,625	8,513	51,974	43,462	2,875	-5,638
MANAGEMENT FEE	166,800	152,998	-13,802	216,798	49,997	327,133	305,996	-21,137	398,647	71,514
BOOKKEEPING FEE	46,823	44,809	2,014	47,708	885	92,543	89,618	-2,925	95,978	3,435
NIFA MONITORING FEE	0	510	510	0	0	9,270	1,020	-8,250	4,020	-5,250
TOTAL ADMINISTRATIVE FEE	216,248	224,304	8,056	264,505	48,257	437,458	448,608	11,150	501,519	64,061
COMPENSATED ABSENCE EXPENSE	0	0	0	0	0	0	0	0	0	0
TOTAL COMPENSATED ABSENCE	0	0	0	0	0	0	0	0	0	0
ADMIN EMPLOYEE BENEFITS	151	8,105	7,954	12,826	12,675	298	16,210	15,912	13,139	12,841
ALLOC ADMIN EMP BENEFITS	0	544	544	0	0	0	1,088	1,088	0	0
ER MEDICAL/DENTAL INS - ADMIN	136,631	225,046	88,414	136,460	-171	273,069	450,091	177,023	273,103	34
ER PENSION - ADMIN	30,629	55,296	24,667	28,158	-2,471	60,387	110,593	50,205	56,333	-4,054
ER TAXES-ADMIN	46,848	76,912	30,064	48,503	1,655	81,778	153,824	72,046	82,323	544
TOTAL ADMIN EMPLOYEE BENEFITS	214,259	365,903	151,644	225,947	11,688	415,532	731,806	316,274	424,898	9,365
LEGAL SERVICES - OUTSIDE	7,726	38,418	30,693	17,308	9,583	11,660	76,837	65,177	42,772	31,112
TRAINING/CONFERENCE	5,969	10,659	4,690	1,529	-4,440	9,179	21,318	12,139	5,145	-4,034
STAFF MEETING/RETREAT	86	390	304	340	254	1,720	781	-939	1,278	-441
TRAVEL	1,965	2,817	852	1,271	-694	1,965	5,634	3,668	1,755	-211
MILEAGE	541	841	301	242	-299	1,195	1,683	487	581	-614
ADMIN VEHICLE - FUEL	0	5	5	0	0	4,135	10	-4,125	0	-4,135
ADMIN VEHICLE - MTCE & REPAIR	352	88	-264	0	-352	577	175	-402	510	-67
PUBLICATIONS	0	192	192	0	0	0	383	383	0	0
MEMBERSHIPS	1,664	2,953	1,289	3,759	2,095	2,211	5,907	3,696	5,925	3,713
PAYROLL PROCESSING FEE	9,685	5,812	-3,873	7,734	-1,951	15,435	11,623	-3,812	14,274	-1,161

TELEPHONE	19,335	18,787	-548	19,195	-140	23,206	37,574	14,368	30,101	6,895
SAFETY EQUIPMENT/SUPPLIES	0	810	810	5,139	5,139	1,058	1,619	561	5,153	4,095
LEGAL SERVICES - INTERNAL	18,346	15,733	-2,614	17,238	-1,109	36,693	31,465	-5,227	34,856	-1,837
ALLOC INTERNAL LEGAL EXP	0	5,557	5,557	5,455	5,455	0	11,113	11,113	15,363	15,363
PRINTER SUPPLIES AND EXP	2,027	3,080	1,053	4,303	2,276	5,928	6,161	233	5,768	-160
SOFTWARE EXP	42,539	48,484	5,946	68,318	25,779	85,342	96,969	11,627	75,031	-10,310
FORMS AND PRINTING	0	0	0	0	0	3,125	0	-1,125	0	-3,125
OFFICE EXPENSE	2,787	4,007	1,220	6,837	4,050	6,054	8,014	1,960	7,642	1,589
OFFICE FURNISHINGS	4,479	1,538	-2,940	834	-3,645	42,097	3,076	-39,021	951	-41,146
POSTAGE	6,102	7,157	1,055	6,142	40	15,165	14,314	-851	14,842	-323
OFFICE SUPPLIES	4,312	6,761	2,448	10,293	5,981	11,884	13,521	1,637	13,480	1,595
OFFICE EQUIPMENT LEASES	0	5,717	5,717	5,274	5,274	5,890	11,433	5,544	8,017	2,128
COMPUTER EQUIPMENT	3,833	15,785	11,951	19,256	15,423	8,240	31,569	23,329	24,845	16,606
NETWORK COMMUNICATION	8,675	7,436	-1,239	17,201	8,526	17,762	14,872	-2,891	20,533	2,771
ADVERTISING /NEWSPAPER ADS	23	520	497	847	824	185	1,040	854	965	780
CABLE TV	493	406	-87	443	-51	1,188	813	-375	1,150	-38
EMPLOYEE HIRING & ADMIN EXP	5,842	5,360	-482	1,843	-3,999	11,659	10,720	-940	5,069	-6,590
CONSULTING	0	10,494	10,494	3,839	3,839	16,173	20,988	4,815	11,475	-4,698
BANK FEE	5,445	8,119	2,673	3,386	-2,060	10,532	16,238	5,706	6,416	-4,116
SECT 8 PORT OUT ADMIN FEES	5,597	0	-5,597	2,587	-3,010	10,319	0	-10,319	4,443	-5,876
LATE FEES	20	521	501	1,040	1,019	59	1,043	984	1,526	1,468
MISCELLANEOUS EXPENSE	-58	3,608	3,666	-27,111	-27,053	19	7,215	7,197	13,047	13,028
FEES - PERMITS	0	19	19	0	0	0	38	38	5	5
PROPERTY TAX	968	2,414	1,446	0	-968	2,807	4,829	2,022	0	-2,807
RENTAL EXPENSE	2,115	3,846	1,730	1,992	-123	5,694	7,691	1,997	9,914	4,221
IT SUPPORT - CONTR SERV	35,161	30,468	-4,693	19,139	-16,023	83,879	60,937	-22,942	33,237	-50,643
PROFESSIONAL FEES	0	171	171	0	0	0	342	342	0	0
DEVELOPER'S FEE	0	2	2	0	0	0	3	3	0	0
TOTAL OTHER ADMIN EXPENSES	196,030	268,974	72,943	225,669	29,639	453,034	537,947	84,914	416,070	-36,964
FEE FOR SERVICE	5,489	5,462	-27	6,881	1,392	11,232	10,924	-308	13,762	2,530
TENANT RESTITUTION	0	3,948	3,948	500	500	0	7,897	7,897	500	500
TOTAL FEE FOR SERVICE	5,489	9,410	3,921	7,381	1,892	11,232	18,821	7,589	14,262	3,030
TOTAL ADMINISTRATIVE EXPENSES	1,209,891	1,893,397	683,505	1,291,450	81,559	2,341,467	3,786,793	1,445,327	2,279,413	-62,054
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,402	4,768	367	4,273	-128	7,074	9,537	2,463	7,020	-53
RESIDENT SERVICE CASUAL LABOR	6,107	6,073	-35	6,575	468	12,157	12,145	-12	13,150	993
TOTAL RESIDENT SERV SALARIES	10,509	10,841	332	10,848	340	19,231	21,682	2,451	20,170	939
RELOCATION EXPENSES	83,569	130,828	47,260	39,520	-44,048	168,913	261,657	92,743	112,948	-55,965
RELOCATION - MOVING EXPENSE	2,967	628	-2,340	237	-2,730	5,487	1,255	-4,231	1,337	-4,150
RELOCATION - MISCELLANEOUS	0	367	367	4,702	4,702	0	734	734	4,702	4,702
TOTAL RELOCATION EXPENSE	86,536	131,823	45,287	44,459	-42,077	174,400	263,646	89,246	118,987	-55,413
ER MEDICAL/DENTAL INS - RES SERV	2,029	1,985	-43	1,891	-138	3,930	3,970	40	3,781	-149
ER PENSION - RES SERV	242	262	20	235	-7	461	525	64	470	10
ER TAXES-RES SERV	351	365	13	369	18	568	730	162	609	41
TOTAL RESIDENT SERV EMP BENEFITS	2,622	2,612	-10	2,495	-127	4,959	5,224	266	4,860	-99
YOUTH ACTIVITIES	0	838	838	0	0	0	1,675	1,675	400	400
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0	0	699	0	-699	0	-699
TOTAL YOUTH ACTIVITIES	0	838	838	0	0	699	1,675	976	400	-299
RESIDENT SERVICES EXPENSE	721	15,496	14,775	1,443	722	2,200	30,993	28,793	1,498	-702
RESIDENT SERVICES EVENTS & ACTIVITIES	0	2,936	2,936	5,962	5,962	5,519	5,872	353	9,233	3,715
RESIDENT FUND - STIPENDS	3,724	7,907	4,183	5,410	1,687	6,857	15,814	8,957	5,410	-1,446
RESIDENT FUND - MEETING EXPENSES	928	484	-445	1,155	226	1,466	967	1,466	1,169	-296
RESIDENT FUND - OTHER	791	0	-791	0	-791	-1,322	0	1,322	-2,100	-778
TOTAL RESIDENT FUND	6,164	26,823	20,659	13,970	7,806	14,720	53,646	38,926	15,211	492
FRONT LINE SERVICE FEE	189,512	170,205	-19,308	181,125	-8,387	329,648	340,409	10,762	317,576	-12,071
TOTAL FEE FOR SERVICE	189,512	170,205	-19,308	181,125	-8,387	329,648	340,409	10,762	317,576	-12,071
TOTAL OTHER RESIDENT SERVICES	295,343	343,142	47,799	252,897	-42,446	543,657	686,284	142,627	477,205	-66,452
TOTAL RESIDENT SERVICE EXPENSES	295,343	343,142	47,799	252,897	-42,446	543,657	686,284	142,627	477,205	-66,452
UTILITY EXPENSES										
UTILITY - WATER	17,929	23,030	5,101	26,470	8,541	48,059	46,060	-1,999	59,325	11,266
UTILITY - ELECTRIC	163,151	106,443	-56,709	230,412	67,260	322,699	212,885	-109,814	446,537	123,838
UTILITY - GAS	74,313	34,880	-39,433	77,750	3,437	160,403	69,760	-90,643	172,422	12,019
UTILITY - SEWER	26,079	32,131	6,053	40,642	14,563	68,443	64,263	-4,180	90,751	22,308
TOTAL UTILITY EXPENSES	281,472	196,484	-84,988	375,272	93,800	599,604	392,968	-206,636	769,035	169,431
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	234,999	265,821	30,822	274,127	39,128	408,812	531,642	122,829	444,370	35,558
MAINTENANCE CASUAL LABOR	0	944	944	0	0	0	1,889	1,889	0	0
ALLOC MAINT SALARIES	0	-17,544	-17,544	0	0	0	-35,087	-35,087	0	0
CUSTODIAN SALARIES	0	8,105	8,105	0	0	0	16,211	16,211	0	0
TOTAL MAINTENANCE SALARIES	234,999	257,327	22,328	274,127	39,128	408,812	514,654	105,842	444,370	35,558
MAINTENANCE MATERIALS	4,450	0	-4,450	0	-4,450	8,752	0	-8,752	0	-8,752
APPLIANCES	7,042	12,848	5,806	17,856	10,814	16,050	25,696	9,647	31,771	15,722
DWELLING EQUIPMENT	0	112	112	608	608	0	224	224	782	782
PAINT	6,019	6,514	495	5,943	-76	11,963	13,027	1,065	12,336	374
CLEANING SUPPLIES	2,303	2,537	234	4,279	1,976	3,811	5,073	1,263	6,136	2,325
HVAC MATERIALS	2,897	5,677	2,780	11,439	8,542	8,228	11,353	3,125	16,180	7,953
LANDSCAPING MATERIALS	0	47	47	515	515	279	94	-185	515	236
PLUMBING MATERIALS	7,621	17,295	9,674	24,949	17,328	22,739	34,589	11,851	35,466	12,727
ELECTRICAL MATERIALS	3,641	5,015	1,374	6,015	2,374	4,977	10,030	5,053	10,509	5,532
GASOLINE USAGE FOR MAINT VEHICLES	3,077	1,129	-1,947	3,684	607	6,160	2,259	-3,901	7,339	1,179
PEST CONTROL SUPPLIES	140	2,118	1,978	2,185	2,045	1,788	4,236	2,448	2,185	397
MAINTENANCE TOOLS	334	1,487	1,153	4,084	3,750	4,515	2,974	-1,542	8,213	3,698
MAINTENANCE MATERIALS	26,547	53,788	27,240	37,121	10,574	53,235	107,576	54,341	66,683	13,449

MAINTENANCE EQUIPMENT	0	172	172	160	160	0	344	344	310	310
EARLY PAY DISCOUNT	0	-1,006	-1,006	0	0	0	-2,011	-2,011	0	0
TOTAL MAINTENANCE MATERIALS	64,070	107,732	43,662	118,836	54,767	142,495	215,463	72,969	198,424	55,930
ELEVATORS - CONTRACTED SERV	16,965	8,526	-8,439	10,887	-6,077	25,546	17,052	-8,494	17,259	-8,287
HVAC - CONTRACTED SERV	56,802	19,152	-37,650	49,277	-7,526	130,911	38,304	-92,607	75,730	-55,181
LAWNS - CONTRACTED SERV	21,780	22,748	968	4,680	-17,100	43,450	45,495	2,045	9,059	-34,391
MATS/UNIFORMS - CONTRACTED SVCE	0	761	761	1,191	1,191	2,861	1,523	-1,338	2,273	-588
PEST CONTROL - CONTRACTED SERV	1,795	3,859	2,064	5,555	3,760	3,395	7,717	4,322	13,755	10,360
SNOW REMOVAL - CONTRACTED SERV	18,035	7,260	-10,775	7,910	-10,125	26,846	14,521	-12,325	14,000	-12,846
TRASH - CONTRACTED SERV	16,228	6,656	-9,572	32,595	16,367	39,467	13,313	-26,154	58,728	19,261
LANDFILL FEES - CONTRACTED SERV	227	330	103	414	188	653	660	6	558	-96
CLEANING - CONTRACTED SERV	71,920	54,830	-17,090	73,115	1,195	99,823	109,661	9,837	127,720	27,897
PAINTING - CONTRACTED SERV	5,717	13,596	7,879	9,496	3,779	25,834	27,192	1,358	22,323	-3,512
ARBORIST - CONTRACTED SERV	0	5,282	5,282	17,000	17,000	12,700	10,564	-2,136	17,700	5,000
FLOORING REPL - CONTRACTED SERV	18,496	8,327	-10,169	62,075	43,579	40,495	16,655	-23,840	148,046	107,551
OUTDOOR CLEANING - CONTRACTED SERV	0	141	141	4,750	4,750	0	281	281	10,750	10,750
CONCRETE WORK - CONTRACTED SERV	0	220	220	0	0	1,950	441	-1,509	177	-1,773
ELECTRICAL - CONTRACTED SERV	12,222	10,377	-1,845	10,789	-1,433	40,320	20,754	-19,566	23,037	-17,283
LANDSCAPE - CONTRACTED SERV	0	1,190	1,190	0	0	2,816	2,380	-436	0	-2,816
PLUMBING - CONTRACTED SERV	7,812	8,906	1,094	14,174	6,363	29,431	17,811	-11,620	26,179	-3,252
ROOF REPAIRS - CONTRACTED SERV	400	891	491	8,099	7,699	6,191	1,781	-4,410	10,959	4,768
EXTERIOR REPAIRS - CONTRACTED SERV	1,175	2,337	1,162	7,993	6,818	3,775	4,674	899	17,124	13,349
VEHICLE MAINTENANCE & REPAIR	10,613	4,870	-5,744	7,591	-3,022	13,365	9,739	-3,626	10,656	-2,709
MAINTENANCE EQUIPMENT REPAIR	0	1,231	1,231	2,156	2,156	364	2,462	2,098	2,156	1,792
WINDOWS/DOORS REPL - CONTRACTED SERV	10,526	15,554	5,028	30,135	19,609	23,754	31,109	7,355	40,354	16,600
VACANT TURNOVER - CONTRACTED SERV	0	850	850	375	375	0	1,700	1,700	375	375
INSPECTIONS - CONTRACTED SERV	9,889	1,662	-8,226	27,075	17,187	11,909	3,325	-8,584	34,975	23,067
INTERIOR REPAIRS - CONTRACTED SERV	10,016	4,330	-5,686	58,703	48,687	186,669	8,659	-178,009	108,649	-78,020
FIRE SAFETY - CONTRACTED SERVICES	9,329	19,203	9,873	76,014	66,684	16,349	38,406	22,056	99,683	83,334
OTHER - OUTSIDE MAINT	0	283	283	11,725	11,725	0	567	567	11,725	11,725
HAZMAT - CONTRACTED SERV	8,048	595	-7,454	13,316	5,268	17,998	1,190	-16,809	22,766	4,768
RADON - CONTRACTED SERV	0	93	93	145	145	900	185	-715	145	-755
DWELLING/MECHANICAL UPGRADES - CONTR	0	0	0	398	398	0	0	0	398	398
ALLOC INSPECTIONS EXPENSE	3,013	577	-2,436	0	-3,013	7,989	1,154	-6,835	0	-7,989
TOTAL MAINT SERVICES AND CONTRACTS	311,009	224,636	-86,373	547,634	236,625	815,762	449,273	-366,489	927,258	111,496
MAINTENANCE EMPLOYEE BENEFITS	-19	1,923	1,942	287	306	42	3,846	3,803	369	327
ALLOC MAINT EMP BENEFITS	0	-4,919	-4,919	0	0	0	-9,837	-9,837	0	0
ER MED/DENTAL INS - MAINT	67,134	62,388	-4,745	63,195	-3,939	136,163	124,777	-11,387	129,466	-6,697
ER PENSION - MAINT	12,663	14,620	1,957	12,717	53	25,626	29,240	3,615	24,925	-700
ER TAXES - MAINT	18,954	20,335	1,381	24,004	5,049	33,759	40,671	6,911	39,731	5,972
ER PENSION - GROUND CREW	0	124	124	0	0	0	247	247	0	0
TOTAL MAINT EMPLOYEE BENEFITS	98,732	94,472	-4,261	100,202	1,470	195,590	188,943	-6,647	194,492	-1,099
TOTAL MAINTENANCE EXPENSES	708,811	684,167	-24,644	1,040,799	331,989	1,562,659	1,368,333	-194,326	1,764,544	201,885
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	0	0	21,256	21,256	0	0	0	34,672	34,672
TOTAL PROTECTIVE SERV SALARIES	0	0	0	21,256	21,256	0	0	0	34,672	34,672
FRONT LINE SERVICE FEES	0	0	0	37,101	37,101	470	0	-470	60,825	60,355
TOTAL FEE FOR SERVICE	0	0	0	37,101	37,101	470	0	-470	60,825	60,355
GUARDS - CONTRACTED SECURITY	0	0	0	35,711	35,711	137,370	0	-137,370	35,711	-101,659
SECURITY & MONITORING	30,160	5,207	-24,953	1,368	-28,792	72,687	10,414	-62,272	6,862	-65,825
SECURITY - CONTRACTED SERV	121,395	65,616	-55,779	1,525	-119,871	153,261	131,232	-22,029	1,997	-151,264
SECURITY EQUIPMENT & MATERIALS	7,760	56,199	48,439	85,381	77,621	13,822	112,398	98,577	157,809	143,988
TOTAL SECURITY EXPENSE	159,315	127,022	-32,292	123,984	-35,331	377,139	254,045	-123,094	202,379	-174,760
ER MEDICAL/DENTAL INS - SECURITY	0	0	0	907	907	0	0	0	1,815	1,815
ER PENSION - SECURITY	0	0	0	1,018	1,018	0	0	0	2,055	2,055
ER TAXES - SECURITY	0	0	0	2,018	2,018	0	0	0	3,323	3,323
TOTAL SECURITY EMPLOYEE BENEFITS	0	0	0	3,944	3,944	0	0	0	7,192	7,192
TOTAL PROTECT SERVICE EXPENSES	159,315	127,022	-32,292	186,285	26,970	377,609	254,045	-123,564	305,068	-72,541
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	54,317	29,652	-24,665	41,964	-12,353	77,286	59,304	-17,981	48,605	-28,680
INSURANCE - PROPERTY	64,643	67,902	3,259	13,672	-50,971	129,286	135,805	6,518	27,344	-101,943
INSURANCE - WORKERS COMP	19,327	37,716	18,389	25,156	5,829	39,719	75,433	35,714	52,065	12,346
TOTAL INSURANCE EXP	138,287	135,271	-3,016	80,792	-57,496	246,291	270,542	24,251	128,014	-118,277
BAD DEBT EXPENSE	54,911	50,417	-4,494	41,490	-13,420	54,299	100,833	46,535	126,140	71,841
TOTAL BAD DEBT EXPENSE	54,911	50,417	-4,494	41,490	-13,420	54,299	100,833	46,535	126,140	71,841
CLOSING COSTS	0	0	0	0	0	4,866	0	-4,866	0	-4,866
MORTGAGE INTEREST	5,819	11,260	5,440	6,220	401	11,656	22,519	10,863	12,263	607
TOTAL LOAN INTEREST	5,819	11,260	5,440	6,220	401	11,656	22,519	10,863	12,263	607
TOTAL GENERAL EXPENSES	199,017	196,947	-2,070	128,502	-70,515	317,112	393,894	76,783	266,416	-50,696
TOTAL OPERATING EXPENSES	2,853,850	3,441,159	587,309	3,275,206	421,356	5,742,107	6,882,318	1,140,211	5,861,681	119,574
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	4,431,512	3,847,123	-584,389	3,660,085	-771,427	8,378,434	7,694,245	-684,189	7,432,976	-945,458
HAP EXPENSE - PORTABLE	142,504	67,074	-75,430	74,171	-68,333	263,416	134,148	-129,268	120,080	-143,336
HAP EXPENSE - PORTIN	7,929	0	-7,929	0	-7,929	7,929	0	-7,929	0	-7,929
UTILITY REIMBURSEMENT	114,507	145,054	30,547	147,896	33,389	225,352	290,109	64,757	305,296	79,944
TOTAL HAP EXPENSES	4,696,452	4,059,251	-637,201	3,882,152	-814,300	8,875,131	8,118,502	-756,629	7,858,352	-1,016,779
DEPRECIATION EXPENSE	682,848	627,433	-55,415	246,696	-436,152	1,356,864	1,254,865	-101,999	493,026	-863,838
TOTAL DEPR & AMORT EXPENSE	682,848	627,433	-55,415	246,696	-436,152	1,356,864	1,254,865	-101,999	493,026	-863,838
TOTAL NON-OPERATING EXPENSES	5,379,300	4,686,684	-692,616	4,128,848	-1,250,452	10,231,995	9,373,367	-858,628	8,351,378	-1,880,617
TOTAL EXPENSES	8,233,150	8,127,843	-105,307	7,404,054	-829,095	15,974,102	16,255,685	281,583	14,213,059	-1,761,044

TRANSFERS BET PROGRAMS & PROJECTS - IN	33,990	225,256	-191,266	29,889	4,101	67,980	450,512	-382,532	59,778	8,202
TRANSFERS BET PROGRAMS & PROJECTS - OUT	33,990	28,381	-5,609	29,889	-4,101	67,980	56,762	-11,218	59,778	-8,202
TOTAL TRANSFERS	0	-196,875	-196,875	0	0	0	-393,750	-393,750	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
NET OPERATING INCOME (LOSS)	-230,136	-1,196,325	966,188	-778,720	548,584	-1,313,831	-2,392,649	1,078,818	-1,246,672	-67,159
ADJUSTED NET OPERATING INCOME (LOSS)	452,712	-568,892	1,021,604	-532,024	984,736	43,033	-1,137,784	1,180,817	-753,646	796,679

Property = 7pubhsg 7cap
Budget Comparison
 Period = Feb 2026
 Book = Accrual ; Tree = ysl_js

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	549,929	527,471	22,458	608,567	-58,638	1,113,240	1,054,941	58,299	1,249,207	-135,967
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	1,129,103	585,799	543,304	1,239,575	-110,472	2,032,352	1,171,598	860,754	2,106,260	-73,909
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	1,849	-1,849	1	3,241	-3,240	3,894	-3,893
TOTAL NON-CASH INT INCOME (HIO)	0	11,828	-11,828	0	0	0	23,655	-23,655	0	0
INT INCOME - RESTRICT FUNDS	328	393	-66	371	-43	690	787	-97	781	-91
OTHER INCOME										
TOTAL OTHER INCOME	71,682	26,222	45,460	50,077	21,605	277,240	52,444	224,796	223,895	53,345
TOTAL REVENUES	1,751,041	1,153,333	597,708	1,900,439	-149,398	3,423,522	2,306,666	1,116,857	3,584,037	-160,514
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	311,622	294,461	-17,161	385,095	73,473	601,910	588,922	-12,989	676,420	74,509
RESIDENT SERVICE EXPENSES	189,604	172,910	-16,694	192,592	2,988	331,015	345,819	14,804	330,380	-635
UTILITY EXPENSES	271,362	173,932	-97,430	343,941	72,580	558,730	347,863	-210,867	705,165	146,435
MAINTENANCE EXPENSES	605,129	555,404	-49,725	870,857	265,728	1,323,328	1,110,808	-212,520	1,497,840	174,512
PROTECT SERVICE EXPENSES	153,226	119,086	-34,140	122,261	-30,964	314,563	238,171	-76,392	207,890	-106,673
GENERAL EXPENSES	152,038	118,177	-33,861	62,818	-89,220	237,769	236,354	-1,415	155,353	-82,416
TOTAL OPERATING EXPENSES	1,682,980	1,433,969	-249,012	1,977,564	294,584	3,367,315	2,867,937	-499,378	3,573,048	205,732
NON-OPERATING EXPENSES										
HAP EXPENSES	20,451	12,685	-7,765	15,016	-5,435	31,130	25,371	-5,759	30,425	-705
DEPR & AMORT EXPENSE	511,555	529,723	18,168	178,587	-332,968	1,014,383	1,059,445	45,062	356,888	-657,495
TOTAL NON-OPERATING EXPENSES	532,005	542,408	10,402	193,603	-338,403	1,045,513	1,084,816	39,303	387,313	-658,200
TOTAL EXPENSES	2,214,986	1,976,376	-238,609	2,171,167	-43,819	4,412,828	3,952,753	-460,076	3,960,361	-452,468
TOTAL TRANSFERS	33,990	-102,305	-136,295	29,889	-4,101	67,980	-204,611	-272,591	59,778	-8,202
NET OPERATING INCOME (LOSS)	-497,934	-720,738	222,804	-300,617	-197,317	-1,057,286	-1,441,476	384,191	-436,102	-621,183
ADJUSTED NET OPERATING INCOME (LOSS)	13,621	-191,015	204,636	-122,030	135,651	-42,903	-382,031	339,128	-79,214	36,311

Public Housing (7pubhsg)
Budget Comparison
 Period = Feb 2026
 Book = Accrual ; Tree = ysl_is

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	549,929	527,471	22,458	608,567	-58,638	1,113,240	1,054,941	58,299	1,249,207	-135,967
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	580,481	567,049	13,432	633,139	-52,658	1,160,961	1,134,098	26,863	1,266,278	-105,317
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	1,849	-1,849	1	3,241	-3,240	3,894	-3,893
TOTAL NON-CASH INT INCOME (HIO)	0	11,828	-11,828	0	0	0	23,655	-23,655	0	0
INT INCOME - RESTRICT FUNDS	328	393	-66	371	-43	690	787	-97	781	-91
OTHER INCOME										
TOTAL OTHER INCOME	71,682	26,222	45,460	50,077	21,605	277,240	52,444	224,796	223,895	53,345
TOTAL REVENUES	1,202,419	1,134,583	67,836	1,294,003	-91,584	2,552,132	2,269,166	282,966	2,744,054	-191,922
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	291,803	294,461	2,658	385,095	93,293	542,160	588,922	46,762	676,406	134,246
RESIDENT SERVICE EXPENSES	188,659	172,910	-15,749	192,482	3,823	330,070	345,819	15,749	330,270	200
UTILITY EXPENSES	271,362	173,932	-97,430	343,941	72,580	558,730	347,863	-210,867	705,165	146,435
MAINTENANCE EXPENSES	558,775	536,654	-22,121	648,698	89,923	1,022,186	1,073,308	51,122	1,099,957	77,771
PROTECT SERVICE EXPENSES	151,674	119,086	-32,589	105,021	-46,653	313,012	238,171	-74,841	190,650	-122,362
GENERAL EXPENSES	152,038	118,177	-33,861	62,818	-89,220	237,769	236,354	-1,415	155,353	-82,416
TOTAL OPERATING EXPENSES	1,614,311	1,415,219	-199,092	1,738,056	123,745	3,003,927	2,830,437	-173,490	3,157,801	153,874
NON-OPERATING EXPENSES										
HAP EXPENSES	17,196	12,685	-4,510	15,016	-2,180	27,875	25,371	-2,504	30,425	2,550
DEPR & AMORT EXPENSE	511,555	529,723	18,168	178,587	-332,968	1,014,383	1,059,445	45,062	356,888	-657,495
TOTAL NON-OPERATING EXPENSES	528,750	542,408	13,657	193,603	-335,148	1,042,258	1,084,816	42,558	387,313	-654,945
TOTAL EXPENSES	2,143,061	1,957,626	-185,435	1,931,658	-211,403	4,046,185	3,915,253	-130,932	3,545,114	-501,071
TOTAL TRANSFERS	33,990	-102,305	-136,295	29,889	-4,101	67,980	-204,611	-272,591	59,778	-8,202
NET OPERATING INCOME (LOSS)	-974,632	-720,738	-253,894	-667,544	-307,088	-1,562,032	-1,441,476	-120,556	-860,838	-701,194
ADJUSTED NET OPERATING INCOME (LOSS)	-463,077	-191,015	-272,062	-488,957	25,880	-547,649	-382,031	-165,618	-503,950	-43,699

HIO, Inc. (7hioinc)
Budget Comparison

Period = Feb 2026
 Book = Accrual ; Tree = ysi_is

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	107,603	78,513	29,090	90,985	16,618	223,870	157,025	66,845	204,006	19,864
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	0	0	0	0
OTHER INCOME										
INT INCOME - RESTRICT FUNDS	108	385	-277	594	-486	227	770	-543	1,259	-1,032
TOTAL OTHER INCOME	13,212	13,685	-473	12,681	532	26,942	27,370	-428	25,296	1,646
TOTAL REVENUES	120,923	92,583	28,340	104,259	16,664	251,039	185,165	65,874	230,561	20,478
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	24,842	25,565	723	39,831	14,989	56,913	51,131	-5,782	63,965	7,052
RESIDENT SERVICE EXPENSES	20,088	13,730	-6,358	15,503	-4,585	34,982	27,459	-7,523	33,412	-1,570
UTILITY EXPENSES	3,397	11,292	7,894	19,552	16,154	28,107	22,583	-5,523	45,527	17,421
MAINTENANCE EXPENSES	62,627	73,952	11,325	129,178	66,552	138,562	147,904	9,342	204,816	66,254
PROTECT SERVICE EXPENSES	5,629	4,811	-819	38,239	32,610	30,955	9,621	-21,333	49,744	18,790
GENERAL EXPENSES	15,089	28,254	13,165	32,599	17,510	17,163	56,507	39,344	51,422	34,259
TOTAL OPERATING EXPENSES	131,673	157,603	25,930	274,903	143,230	306,682	315,206	8,524	448,887	142,205
NON-OPERATING EXPENSES										
HAP EXPENSES	3,636	4,683	1,047	5,450	1,814	7,955	9,367	1,412	10,392	2,437
DEPR & AMORT EXPENSE	93,913	72,763	-21,150	55,450	-38,463	188,108	145,527	-42,581	110,819	-77,289
TOTAL NON-OPERATING EXPENSES	97,549	77,447	-20,102	60,900	-36,649	196,063	154,894	-41,169	121,211	-74,852
TOTAL EXPENSES	229,222	235,050	5,828	335,803	106,581	502,745	470,099	-32,645	570,098	67,354
TOTAL TRANSFERS	-33,990	-38,320	-4,330	-29,889	4,101	-67,980	-76,639	-8,660	-59,778	8,202
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	1,000	1,000
NET OPERATING INCOME (LOSS)	-74,309	-104,147	29,838	-201,655	127,345	-183,726	-208,295	24,569	-280,759	97,033
ADJUSTED NET OPERATING INCOME (LOSS)	19,604	-31,384	50,988	-146,205	165,809	4,382	-62,768	67,150	-169,940	174,322

Budget Comparison

Period = Feb 2026

Book = Accrual ; Tree = ysl_js

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	26	-26	0	0	0	52	-52	150	-150
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	5,112,365	4,200,287	912,078	3,962,077	1,150,288	9,279,006	8,400,573	878,433	7,839,241	1,439,765
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	3,013	585	2,428	0	3,013	7,989	1,171	6,819	0	7,989
OTHER INCOME										
TOTAL OTHER INCOME	-63	0	-63	0	-63	-63	0	-63	0	-63
TOTAL REVENUES	5,115,315	4,200,898	914,418	3,962,077	1,153,238	9,286,932	8,401,795	885,137	7,839,391	1,447,541
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	288,799	287,534	-1,264	258,369	-30,430	566,037	575,069	9,031	472,604	-93,434
RESIDENT SERVICE EXPENSES	791	0	-791	0	-791	791	0	-791	-2,100	-2,891
MAINTENANCE EXPENSES	27,640	36,437	8,797	20,465	-7,175	47,148	72,875	25,727	37,432	-9,716
GENERAL EXPENSES	6,616	4,932	-1,684	5,612	-1,004	9,602	9,864	261	9,359	-244
TOTAL OPERATING EXPENSES	323,845	328,904	5,058	284,446	-39,400	623,579	657,807	34,228	517,294	-106,285
NON-OPERATING EXPENSES										
HAP EXPENSES	4,487,994	3,886,116	-601,878	3,695,395	-792,599	8,459,475	7,772,231	-687,243	7,469,878	-989,596
DEPR & AMORT EXPENSE	995	995	0	0	-995	1,989	1,989	0	0	-1,989
TOTAL NON-OPERATING EXPENSES	4,488,989	3,887,110	-601,878	3,695,395	-793,594	8,461,464	7,774,221	-687,243	7,469,878	-991,585
TOTAL EXPENSES	4,812,834	4,216,014	-596,820	3,979,841	-832,993	9,085,043	8,432,028	-653,015	7,987,172	-1,097,870
NET OPERATING INCOME (LOSS)	302,481	-15,116	317,598	-17,764	320,245	201,889	-30,233	232,122	-147,781	349,671
ADJUSTED NET OPERATING INCOME (LOSS)	303,476	-14,121	317,597	-17,764	321,240	203,878	-28,244	232,122	-147,781	351,659

Budget Comparison

Period = Feb 2026

Book = Accrual ; Tree = ysl_js

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	71,031	0	71,031	0	71,031	71,171	0	71,171	0	71,171
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	25,235	0	25,235	0	25,235	25,235	0	25,235	0	25,235
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,416	921	495	801	615	2,948	1,842	1,106	1,698	1,250
OTHER INCOME										
TOTAL OTHER INCOME	3,170	108,333	-105,163	0	3,170	3,314	216,667	-213,352	0	3,314
TOTAL REVENUES	100,852	109,254	-8,402	801	100,051	102,669	218,509	-115,840	1,698	100,971
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	8,271	1,869	-6,402	150	-8,121	54,613	3,738	-50,876	150	-54,463
RESIDENT SERVICE EXPENSES	232	412	181	1,497	1,265	249	824	576	1,899	1,650
MAINTENANCE EXPENSES	931	0	-931	0	-931	7,061	0	-7,061	0	-7,061
PROTECT SERVICE EXPENSES	0	0	0	0	0	29,783	0	-29,783	0	-29,783
GENERAL EXPENSES	434	217	-217	0	-434	3,052	434	-2,618	0	-3,052
TOTAL OPERATING EXPENSES	9,868	2,498	-7,370	1,647	-8,221	94,758	4,996	-89,762	2,048	-92,709
NON-OPERATING EXPENSES										
HAP EXPENSES	280,934	0	-280,934	0	-280,934	280,934	0	-280,934	0	-280,934
DEPR & AMORT EXPENSE	63,780	0	-63,780	0	-63,780	126,983	0	-126,983	0	-126,983
TOTAL NON-OPERATING EXPENSES	344,714	0	-344,714	0	-344,714	407,917	0	-407,917	0	-407,917
TOTAL EXPENSES	354,582	2,498	-352,083	1,647	-352,935	502,675	4,996	-497,678	2,048	-500,626
NET OPERATING INCOME (LOSS)	-253,729	106,756	-360,485	-846	-252,883	-400,006	213,512	-613,518	-351	-399,655
ADJUSTED NET OPERATING INCOME (LOSS)	-189,949	106,756	-296,705	-846	-189,103	-273,023	213,512	-486,535	-351	-272,672

C/O - after FMR 2016 (7fidscent)

Budget Comparison

Period = Feb 2026

Book = Accrual ; Tree = ysl_js

	February 2026	Budget	Variance	February 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	14,344	-14,344	5,455	-5,455	0	28,689	-28,689	16,163	-16,163
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	408,624	603,146	-194,522	489,612	-80,988	761,025	1,206,292	-445,267	886,787	-125,762
TOTAL OTHER GOV'T GRANTS DONATIONS	337,780	336,926	855	0	337,780	337,780	673,852	-336,071	0	337,780
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	25	64	-40	29	-4	51	129	-78	61	-10
TOTAL NON-CASH INT INCOME (HIO)	0	333	-333	0	0	0	667	-667	0	0
OTHER INCOME										
TOTAL OTHER INCOME	110	11,729	-11,619	96	14	204	23,458	-23,254	96	108
TOTAL REVENUES	746,540	966,543	-220,003	495,192	251,347	1,099,061	1,933,086	-834,025	903,108	195,953
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	516,453	1,223,580	707,126	537,573	21,119	951,492	2,447,160	1,495,668	936,967	-14,525
RESIDENT SERVICE EXPENSES	84,628	154,382	69,753	38,305	-46,323	169,833	308,763	138,931	105,744	-64,089
UTILITY EXPENSES	6,713	11,261	4,548	11,779	5,066	12,767	22,522	9,755	18,342	5,575
MAINTENANCE EXPENSES	11,262	18,307	7,045	19,632	8,370	44,163	36,614	-7,549	22,976	-21,187
PROTECT SERVICE EXPENSES	460	3,126	2,666	25,785	25,325	2,308	6,252	3,945	47,434	45,126
GENERAL EXPENSES	23,781	43,976	20,195	26,355	2,574	47,350	87,952	40,602	47,593	242
TOTAL OPERATING EXPENSES	643,297	1,454,632	811,334	659,429	16,132	1,227,913	2,909,263	1,681,350	1,179,055	-48,858
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,544	23,891	11,347	12,598	54	25,279	47,782	22,503	25,196	-83
TOTAL NON-OPERATING EXPENSES	12,544	23,891	11,347	12,598	54	25,279	47,782	22,503	25,196	-83
TOTAL EXPENSES	655,842	1,478,523	822,681	672,027	16,186	1,253,191	2,957,045	1,703,854	1,204,251	-48,940
TOTAL TRANSFERS	0	-56,250	-56,250	0	0	0	-112,500	-112,500	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	0	-4,858
NET OPERATING INCOME (LOSS)	90,698	-455,730	546,428	-176,835	267,533	-158,988	-911,459	752,471	-301,143	142,155
ADJUSTED NET OPERATING INCOME (LOSS)	103,242	-431,839	535,081	-164,237	267,479	-133,709	-863,677	729,968	-275,947	142,238

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: March 19, 2026
Re: Finance Report

AGENCY BALANCE SHEET

February 2026:

Overall **Cash** position decreased **\$1,377,272** YTD. All business units had decreases in cash YTD except Section 8 Housing Choice Voucher.

- Public Housing & capital funds had a decrease of **\$1,178,701**
- HIO: had a decrease of **\$68,604**
- Section 8 Programs: had an increase of **\$56,626**
- Central Office: had a decrease of **\$120,052**
- River City Housing Connections: had a decrease of **\$428,471**

Accounts Receivable had a decrease of **\$911,232** YTD

Prepaid Assets had an increase of **\$44,508** YTD

Total Assets decreased **\$6,514,034** YTD

Total Liabilities decreased **\$5,200,203** YTD

Current Liabilities increased **\$2,524,258** YTD

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: March 19, 2026
Re: Finance Report

AGENCY INCOME STATEMENT

Total Revenue is \$1.7M more than PYTD revenue. Revenue is over budget by \$1.2M YTD.

Total Operating Expenses down \$120k over PYTD, better to budget by \$1.1M.

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

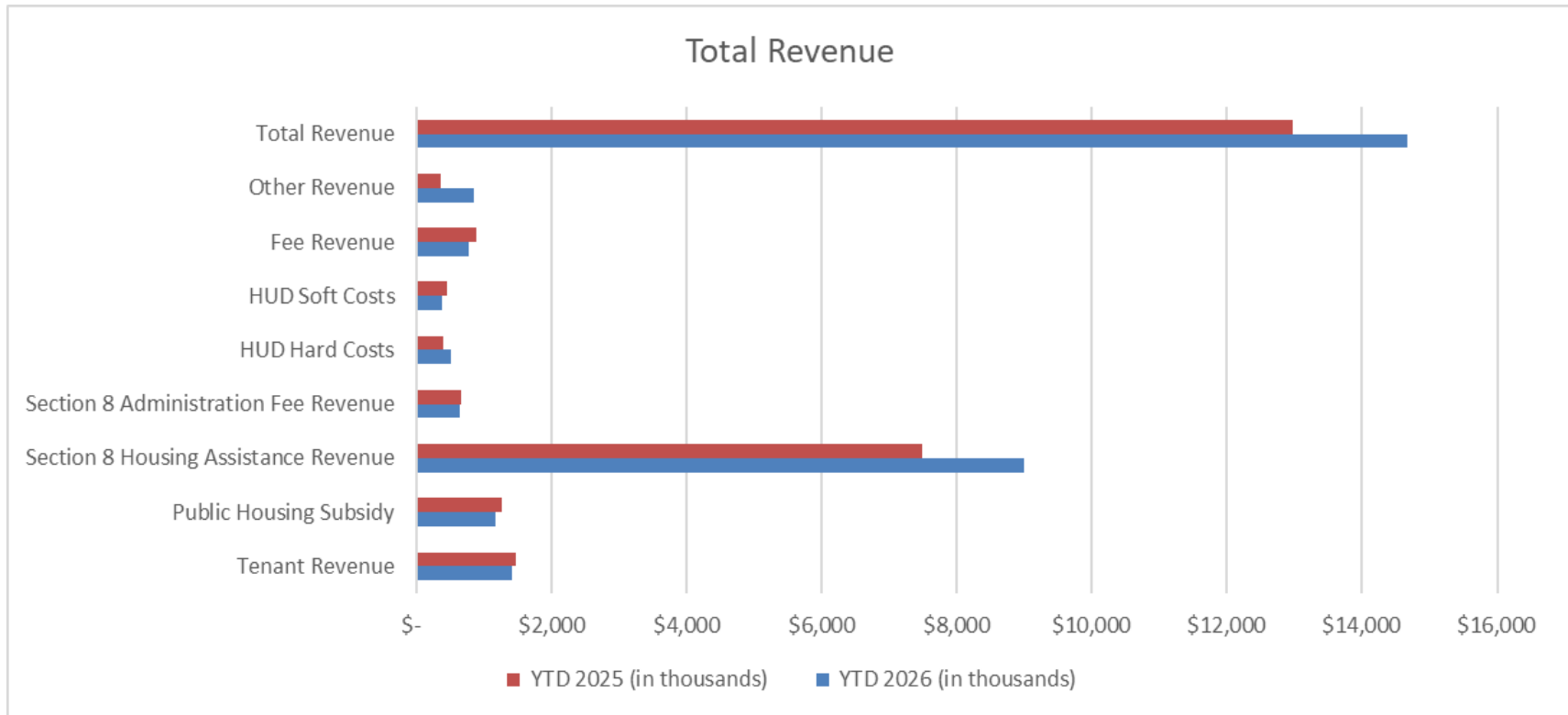
- CYTD program net income = \$112,708
- PYTD program net loss = \$366,742

2026 Adjusted Net Operating Income = \$43,033

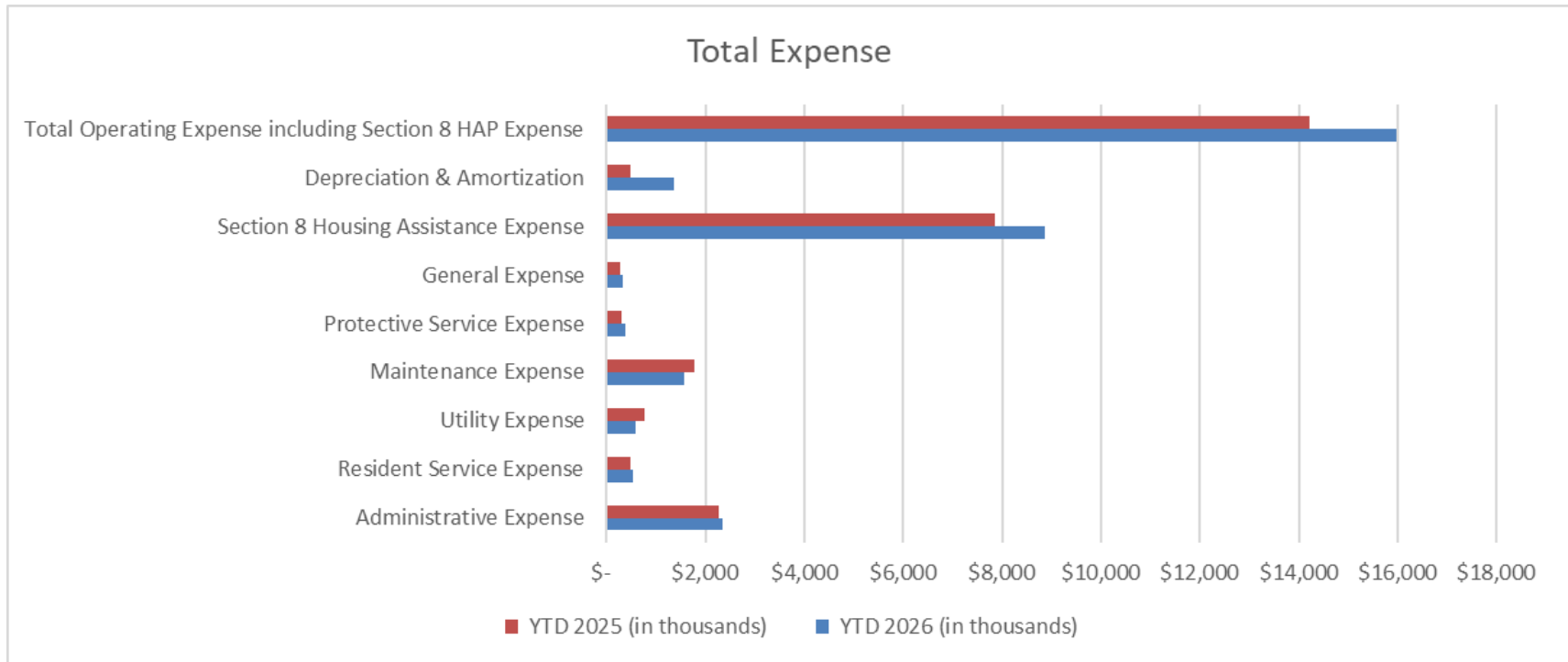
- Budgeted Loss = \$1,137,784
- PYTD ANOL = \$753,646

2026 Year-To-Date Financial Recap

	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Total Revenue	\$ 14,665,129	\$ 12,967,387	13%
Total Expense, excluding Depreciation	14,617,238	13,720,033	7%
Adjusted Net Operating Income / (Loss)	\$ 47,890	\$ (752,646)	



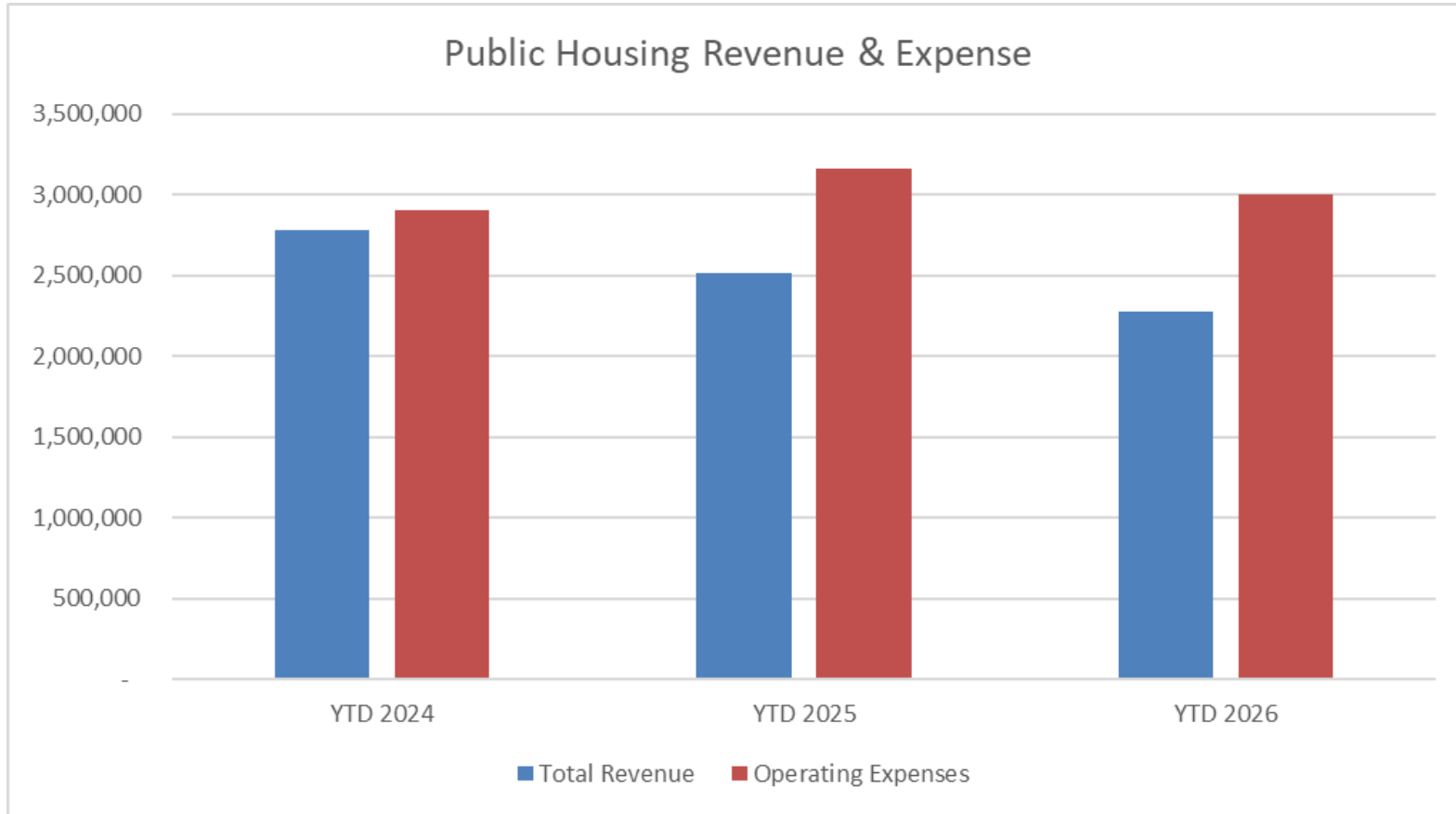
2026 Year-To-Date Financial Recap



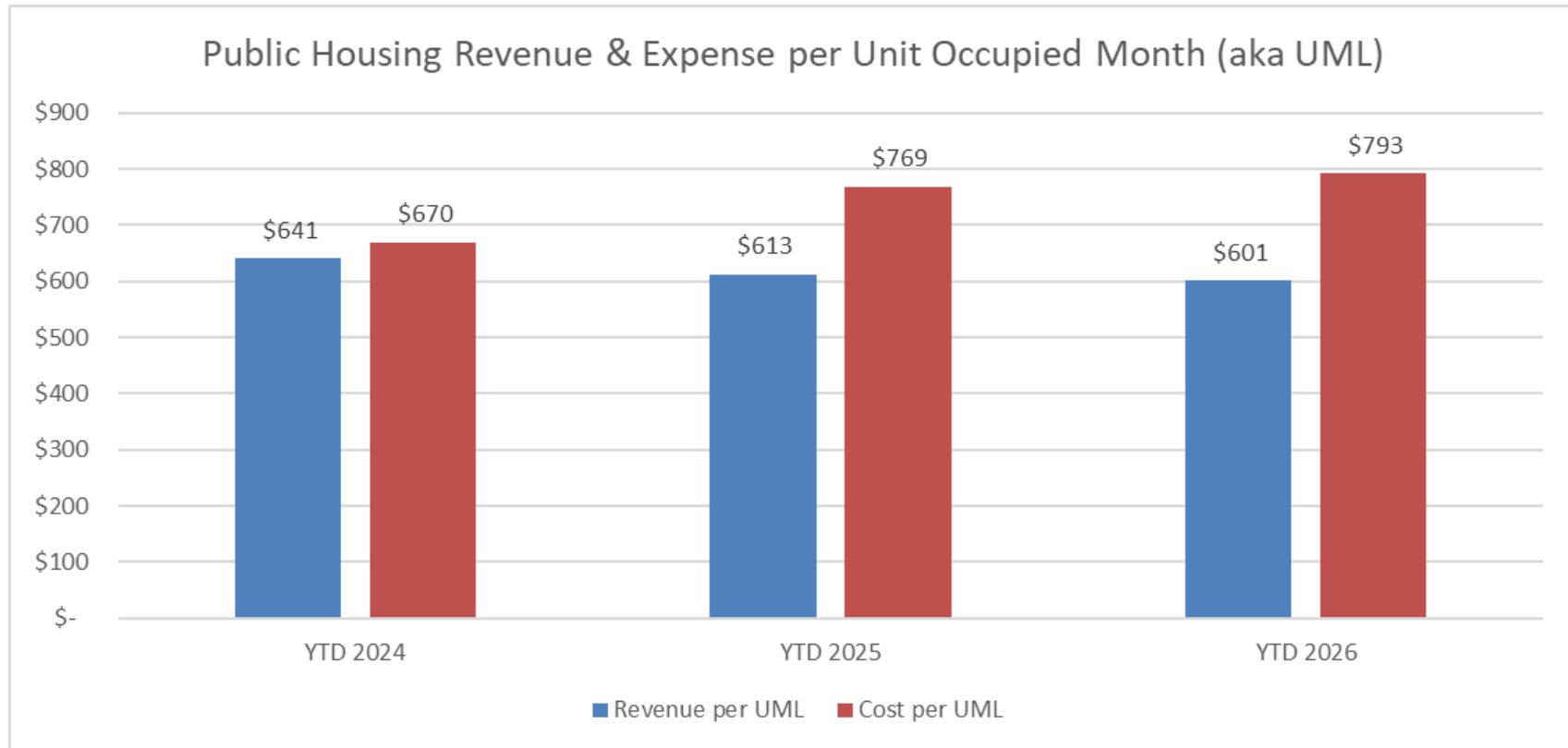
2026 Year-To-Date Financial Recap

SECTION 8 PROGRAM	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Section 8 Housing Assistance Revenue	\$ 8,987,839	\$ 7,491,610	20%
Section 8 Housing Assistance Expense	8,875,131	7,858,352	13%
Section 8 Program Net Income / (Loss)	\$ 112,708	\$ (366,742)	

2026 Year-To-Date Financial Recap

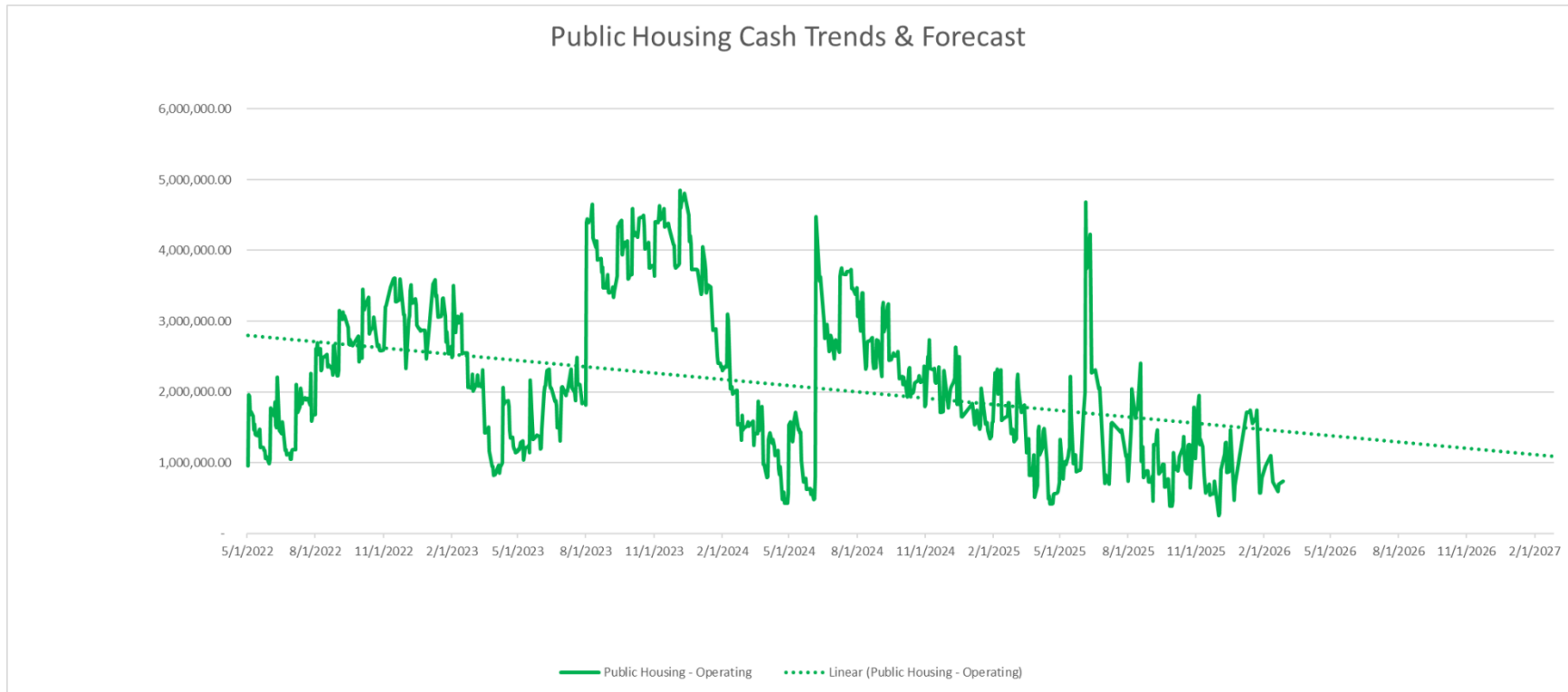


2026 Year-To-Date Financial Recap

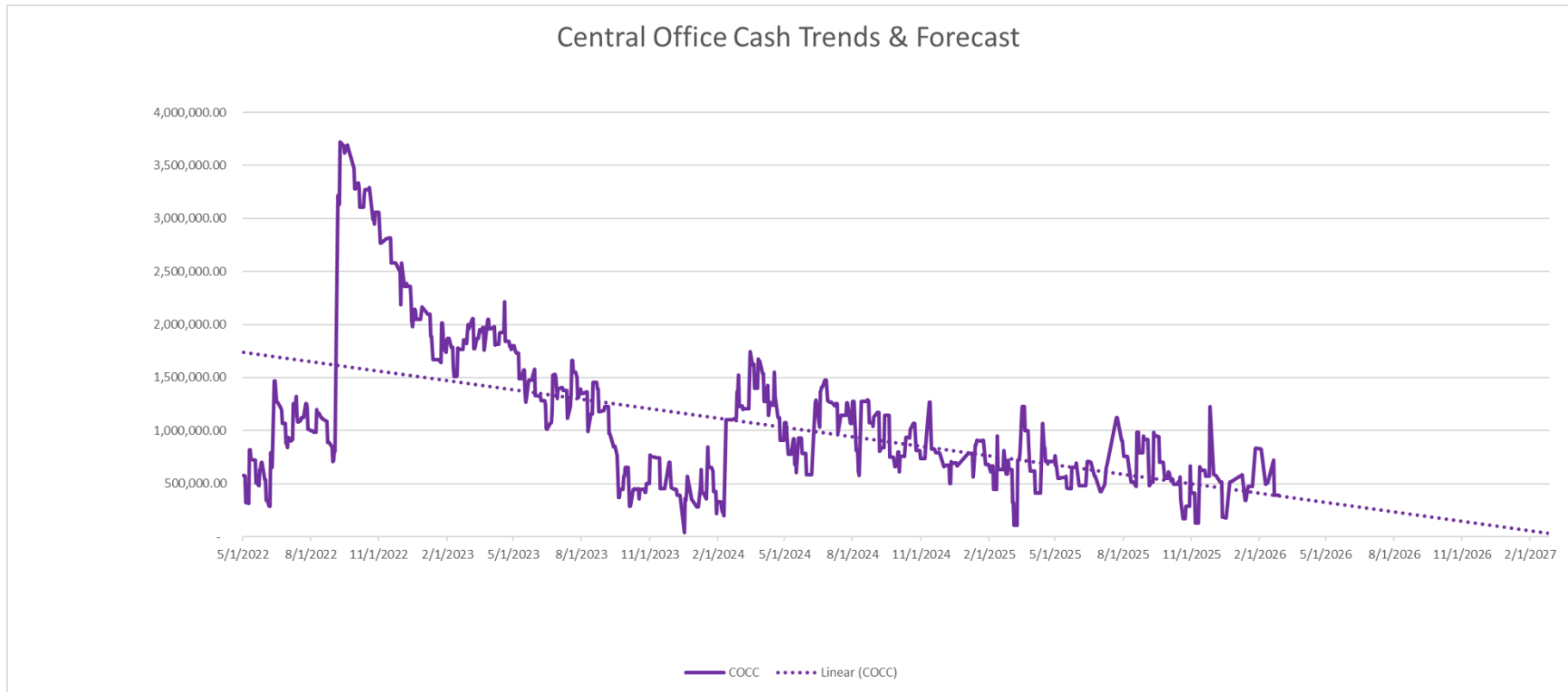


- Total cash is down ~\$1.4M since January 1, 2026
- Tenant accounts receivable is up ~\$172k since January 1, 2026

2026 Year-To-Date Financial Recap



2026 Year-To-Date Financial Recap



6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Joy Kayode, Strategic Project Manager
Date: March 30, 2026
Re: Development Report

Choice Neighborhood Implementation Grant – Southside

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

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

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

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

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

Design work for SST Phase 3 is progressing. This Phase received 4% LIHTC award. Demolition is anticipated for April 2026. Closing is anticipated to occur in June 2026.

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

Scattered Site Housing and Chambers Court

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

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

The sale of Chambers Court is scheduled for mid-April 2026.

Tower Repositioning Planning

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

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

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

Conversion Summary

OHA Asset	Status	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Scattered Sites NE	CONVERSION UNDERWAY	117	PBV	Project-Based Vouchers (Under Section 8)	117	River City Housing
NOAH	HUD APPROVAL PENDING	19	PBV	Project-Based Vouchers (Under Section 8)	19	River City Housing
Pine Tower	CONVERTED – 11/21/2025	143	RAD/Section 18 Blend	Project-Based Vouchers (Under Section 8)	143	River City Housing
Chambers Court	SALE ANTICIPATED Q2 2026	32 Public Housing / 38 LIHTC	Disposition - Sale	-		Hoppe Development
Kay Jay – Florence Towers	CLOSING ANTICIPATED Q3 2026	223 FT – 106 KJ - 117	RAD/Section 18 Blend	Project-Based Vouchers (Under Section 8)	223 FT – 106 KJ - 117	
UPCOMING S18 Applications						
SCNE	APPLICATION ANTICIPATED - Q2 2026	29	Sale at FMR	No longer in OHA Portfolio	0	Various Owners

SCNW	APPLICATION ANTICIPATED - Q2 2026	66	PBV	Project-Based Vouchers (Under Section 8)	66	River City Housing
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6.8. Procurement/Contracting/Capital Budgets

Procurement Monthly Report – March 2026

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

<u>CURRENT CONTRACT ACTIVITY</u>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Elevator	KONE	Increase	N/A

<u>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATIONS)</u>			
Project	Vendor	Amount	Contract #
Elevator	KONE	\$570,000	24-ELEVATOR-69

Capital Improvements Monthly Report – April 2026

Capital Funds Project Status update as of 03/24/2026

Project	Comments
<u>COMPLETED</u>	
Kay Jay shower replacements	Completed February 2026

<u>IN PROGRESS</u>	
Jackson unit renovation	Estimated completion April 2026
Key management system	Estimated completion April 2026
Energy Audit	Estimated completion May 2026
Annex interior renovation	Estimated completion July 2026
Jackson Tower plumbing stack replacements	Estimated completion Summer 2026

<u>IN DEVELOPMENT</u>	
Alamo exterior repairs	Solicitation closed, recommending contract
Crown Tower waterproofing A&E	QBS completed, vendor providing proposal
Lead Based Paint Remediation	Solicitation in March 2026
Site Drainage Improvements	Solicitation in March 2026
Single family homes window replacements	Obtaining quotes, will have recommendation at May board

Capital Funds Grant Status Update as of 03/24/2026

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$7,139,851	100.00%	\$7,145,891	100.08%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$1,754,801	81.81%	\$2,145,000	100.00%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,891,005	81.87%	\$7,173,205	100.00%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$7,235,816	97.11%	\$7,433,097	100.00%	Obligation complete, expending
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$2,715,762	35.75%	\$3,411,166	44.90%	Obligation in progress
2026	Formula	?	Q2 2026	Q2 2028	Q2 2030	\$0	0.00%	\$0	0.00%	Pending HUD award

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: March 20, 2026

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

Total Open Positions 4

Position(s)	Number of Positions Open	Department	Status
Executive Assistant-Operations	1	Property Management	Interviewing
HCV Program Coordinator	1	HCV	Interviewing
Assistant Director of HCV	1	HCV	Interviewing
Accountant	1	Finance	Interviewing

Total New Hires 1

Title	Number of Positions Filled	Department/Location
Account Resolution Coordinator	1	Finance

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 1

Name	Old Title	New Title	Department	Date
Jacqueline Davenport	Senior Administrative Assistant	Assistant Director of Property Management	Property Management	03/01/2026

Type of Termination	Number of Employees
Involuntary	3
Voluntary	1

Current Monthly Turnover Rate
2.38%

Annual Turnover Rate (4/2025 – 3/2026)
33.35%

6.10. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities, and offer youth tutoring and mentoring as well as quality services that allow older people to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-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	152
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	N/A
Outreach Efforts	300 plus
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	10
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100 plus
Youth/Adult (Cultural/Recreational/Educational)	100 plus
Transportation to all activities	200 plus
Intra-Agency Service Coordination & Support	15
New Enrollment (Case Management)	5
Number of New Community Partnerships	9
Number of Cultural/Recreational Activities (Soccer Training)	12
Referral to FSS/HOP	10
Food/Nutrition Program (TSF food program)	500 plus
Service Coordination with Property Management	26

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

Board Report

Family and Community Services Department

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	155
New Enrollments	1
TANF Recipients	0
Face-to-Face Contact Visit	65
Virtual Contact Visit	24
Phone Visit	25
ROSS Employment Goals	4
Job Placement	2
Employed Full-Time	31
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	153 MCC/UNO
Education Referrals	0
College Enrollment	1
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	0

Resident Education and Employment Program (REEP)

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

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF)	16
Job Readiness Training/Referral and Job Fair	200 plus
Direct Employment Leads/Flyers	300 plus
Post-Secondary Education (Certificate Programs/2/4-year University)	195

Family and Community Services Department

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

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

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-168 PH-36
TANF Recipients (Welfare to Work)	HCV-6 PH-4
Recommendation for Graduation	HCV-3 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-1 PH-1
Program graduates	HCV-0 PH-0
New Enrollment	HCV-3 PH-1
Employment/Job Training/Referrals (YTD)	
Post-Secondary Education (YTD)	HCV-33 PH-9
Employed full-time (YTD)	HCV-145 PH-20
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	16
Asset Development (Escrows)	HCV-\$624,180.00 PH-\$70,238.00 Total-\$694,468.00
Life Skills	10
Service Coordination (PCC)	27
In-Person/Zoom/Phone Meetings	42
FSS Forfeiture: The Final Rule (24 CFR § 984.305(f)(2)) requires that forfeited Family Self-Sufficiency (FSS) escrow funds be used by the Public Housing Agency (PHA) or owner for the benefit of FSS participants in good standing, instead of being returned to the Housing Assistance Payments (HAP) or Operating Fund. Forfeited funds can be used for eligible activities, including transportation, childcare, training, employment preparation, and other FSS-related expenses, as well as training for FSS coordinators. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	\$104,418.00

Family and Community Services Department

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

- *Two tenants were approved for home mortgage loans this month.*
- *N. Patterson utilized her voucher and closed on her home on 02/26/2026.*
- *C. Parker, S. Orr, L. Bryant, and R. Isse signed the purchase agreement this month.*
- *S. Orr \$1,956.32, T. Roach \$4,301.10, and T. Thomas \$5,948.87 are being recommended to graduate from the FSS program.*
- *Participated in FSS office hours, during which HUD staff mentioned that phase 1 of grant funds has been placed in LOCCs if the award was accepted before Feb 10. HUD went over how the FSS funds can be utilized. They are highly encouraged to voucher monthly for FSS funds to ensure we are drawing down monthly.*
- *Staff participated in the HUD webinar for the ROSS Rapid Response Program grant.*
- *Staff is working with FSS Participants to complete the NLHA Scholarships*
- *The ROSS Service Coordinator grant was submitted in January.*

Staff Development and Training**Outreach, Engagement, and Case Management**

- *Partnership with UBT to offer free financial literacy classes and workshops to local nonprofits as part of its community outreach efforts. We want to begin workshop sessions in March or April. UBT provides one-hour, on-site workshops that include presentation, educational materials, and interactive activities.*

Workshop topics include Banking, Budgeting, building credit, housing education, Managing debt, and additional personal finance topics.

- *Staff met with ROSS Leaders to provide an overview of our ROSS program, and others also participated in the meeting to support the discussion. ROSS Leaders expressed interest in learning how the program operates, including the referral process for high school students and the scholarship process. ROSS Leaders' mission is to inspire youth by cultivating community through education, wellness, and cultural identity.*
- *Continue our strong partnership effort with National Able to partner again to support our residents aged 55 and older in reentering or remaining in the workforce. Through the Senior Community Service Employment Program (SCSEP), participants receive paid, part-time community service assignments combined with job training, skills development, and career coaching. Currently, 44 tenants have been identified to attend the upcoming orientation. The program helps older adults build confidence, update job skills, and transition into unsubsidized employment while maintaining financial stability and community engagement.*
- *Partnership with Omega Psi Phi Fraternity and North Omaha Visitor Center on a Black History event at Crown Tower. Over 60 residents were in attendance. Guest speakers were Preston Love Jr. and Douglas County Commissioner Chris Rodgers.*

Board Report

Family and Community Services Department

- *Staff conducted employment verification follow-ups with employers and contacted more than 70 employers to invite participation in the seasonal job fair or assess current hiring needs.*
- *Fifteen more OHA students completed a financial aid survey distributed by the University of Nebraska at Omaha (UNO) Financial Aid Department to better identify financial needs and barriers.*
- *Seven more OHA students received financial support from Metropolitan Community College (MCC) to assist with academic and career-training expenses.*

Partnerships and Community Collaboration

- *Continue to meet with Omaha Public Schools (OPS) to discuss establishing a formal partnership with OHA focused on student success, service coordination, access to academic resources, attendance, and enrichment opportunities. Follow-up discussions will continue to define partnership goals and referral processes.*
- *Over 50 family metric reports were updated to reflect current household information, employment status, and progress toward individual goals, ensuring accurate data tracking and outcome reporting.*
- *Coordinators followed up with students at MCC and UNO to ensure their information was up to date. Coordinators also worked to identify OHA students enrolled in college but were not on previous college forms.*
- *Identified high school seniors using the College Possible Excel sheet, while coordinating with different entities to verify student housing status.*
- *An additional 30 home visits were conducted in February across OHA communities to provide outreach, follow-ups, educational assistance, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *Distributed informational flyers and program materials highlighting education, employment, and community resource services.*
- *Communicated with residents through phone calls, text messages, and emails to increase awareness of available programs and upcoming events.*
- *Posted program announcements and service updates on community bulletin boards and digital platforms.*
- *Participated in community meetings and resident gatherings to share program information and encourage participation.*
- *Collaborated with property management staff to identify residents who may benefit from supportive services and referrals.*
- *Engaged newly admitted residents through orientation sessions to introduce ROSS services and program goals.*
- *Continued collaboration with Creighton University's TRIO Program to support middle and high school students through academic support, college readiness, and mentorship.*
- *Staff continue to work closely with over 150 college students and families to collect enrollment data and share findings with UNO and MCC to support scholarship eligibility and institutional coordination.*
- *Coordinators completed follow-up with students who were missing verification information at both MCC and UNO.*
- *Continued engagement with Heartland Workforce Solutions regarding the CRED program, which provides financial assistance for training, certification, and employment-related expenses.*
- *Maintained a strong partnership with the BSR team to connect residents with employment opportunities and hiring agencies.*
- *We are proud to highlight our strong partnership with Creighton University's Highlander community hub, working together to support families, promote safety, and strengthen neighborhoods in North Omaha. This*

Board Report

Family and Community Services Department

collaboration brings together OHA's commitment to safe, affordable housing with Creighton Highlander's focus on education, health, and community well-being. By working side by side, both organizations are helping ensure residents have access to resources that support stability, opportunity, and long-term success.

- *Staff partnered with The Ogba Way, which is rooted in trust, consistency, and accountability. By partnering with OHA, Ogba Way can strengthen relationships with residents through ongoing presence, listening sessions, and programming shaped by lived experience. This trust helps residents feel seen, heard, and supported — not just served.*
- *A total of 75 home visits were conducted across OHA communities to provide outreach, follow-ups, educational assistants, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *Staff met with Metropolitan Community College (MCC) to explore enrollment support, workforce training opportunities, and access to educational resources for OHA Students.*
- *Staff met with Community Vision Resources (CVR) to discuss service coordination, referrals, and support strategies for students and families.*

Youth, Education, and Workforce Development

- *Staff continue to conduct ongoing follow-ups with high school and college students to assess academic progress and support needs.*
- *Staff met with the University of Nebraska at Omaha (UNO) to discuss postsecondary pathways, academic resources fair, and scholarship event.*
- *There have also been ongoing conversations with Metropolitan Community College to discuss student improvement, strengthen relationship building, and ensure every student is succeeding while identifying and removing potential barriers to their success.*
- *Staff reached out to the Society of St. Vincent de Paul to discuss their participation in the upcoming resource fair.*
- *Staff met with counselors from Omaha Public Schools to assist students in completing scholarship applications, including the Ann Goldstein and Omega Psi Phi Scholarship.*
- *Partnerships with workforce development agencies and vocational training centers continue to expand access to skill-building opportunities.*
- *Coordinators continued regular follow-ups with high school and college students, actively updating individual student progress reports to monitor academic performance and identify ongoing support needs.*
- *Over 50 students were contacted to collect updates and complete progress report documentation, ensuring accurate tracking of participation and outcomes. Also, students and families were encouraged to partake in the upcoming college night event at TSF.*
- *Assisted youth with college and career readiness planning, including discussions about post-secondary education and vocational pathways.*
- *Organized youth enrichment activities designed to promote teamwork, communication skills, and personal growth.*
- *Encouraged youth participation in community service and volunteer opportunities to build leadership skills and civic engagement.*
- *Provided digital literacy support to help youth develop computer skills needed for school and future employment.*
- *Assisted parents and guardians with information on school resources, academic support services, and educational programs available in the community.*
- *Youth involvement remains a priority, with scholarship opportunities promoted to 87 OHA high school students.*

Health, Wellness, and Senior Services

Board Report

Family and Community Services Department

- *Charles Drew Health Center continued providing mental health counseling at Highland Tower and deployed its mobile unit to Evans and Jackson Towers for basic health screenings.*
- *Through the Creighton University REACH program, five community health workers continue to attend nutrition and food education classes at the Simple Foundation.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic to provide free on-site health screenings.*
- *UnitedHealthcare hosted 6 informational events, reaching over 300 residents.*
- *Catholic Charities hosted a Christmas party, jazz concert, Secret Santa event, and Bingo, with 45 tenants participating.*
- *Integrity First Care provided in-home healthcare, companion services, housekeeping, transportation, and nursing assistance to more than 40 tenants and assisted with OHA's Black History Month event.*
- *GOCA/ENCAP continued serving senior residents at all 10 OHA towers, averaging 50 participants monthly.*

Community Programs and Special Initiatives

- *The OHA/TSF soccer program reached a record-high participation level, engaging over 550 youth in year-round programming.*
- *Continued support was provided to 216 OHA/TSF college students through the Scott Foundation Scholarship, totaling over \$300,000 annually. This month, Scott Foundation awarded N. Abdalla a 10k scholarship to support his Aviation program at UNK.*
- *Coordinators completed over 100 outreach efforts related to job fairs, employment opportunities, and community resources.*
- *Follow-ups were conducted with more than 125 high school and college students to ensure completion of required paperwork and surveys.*
- *Arch Well health- Assist our 40-plus residents in living healthier lives through Superior Senior primary care and strong patient-to-doctor relationships. They also hosted several health events at the following towers: Kay Jay, Park South, and Evans. This will be a continued partnership for the upcoming months.*
- *Strengthened partnerships with six community organizations to expand available resources for OHA residents.*

Upcoming Events:

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

- *Continue recruiting for the FSS program.*
- *HUD-FSS office hours*
- *ArchWell Events*
- *Service Day with the Mayor and United Way, April 30.*
- *Aflac Care Grant Event*
- *Financial Literacy Series*
- *March 26, 2026: Resource Fair and PCC meeting*
- *March 31, 2026, Workshop with UBT*
- *March 2026: Q1 Newsletter*

Family and Community Services Department

- *CPHHE General Partnership meeting.*
- *The Simple Foundation Partnership monthly meeting.*
- *HUD Ross-Resident Opportunity and Self-Sufficiency webinar.*
- *Buffett scholarship, Omega Psi Phi, and Ann Goldstein Application.*
- *WCA volunteering/Partnership meeting.*
- *Omaha Sister Cities-Ghana Committee*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*
- *CAC monthly meeting*
- *College Night With UNO*
- *College Night with MCC*
- *BSR Meeting*
- *Relocation Meeting*
- *Arch Well Health Events*
- *Methodist College Students/Mobile Unit*
- *UNMC- Freedom from Smoking Workshop*
- *Charles Drew Community Health Center Mobile Unit screening.*
- *UNO-DASH and Scholarship meeting.*
- *College Possible partnership meeting.*
- *Heartland Workforce Solution meetings*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meetings*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: April 2, 2026
 Re: Legal Matters

TORT CLAIMS PENDING PER PSTCA

Jon Traudt	Tort	04/10/25 11/05/25	Notice Notice		
Bell et al	Tort	05/22/25	Notice		
Walter Holloway	Tort & misc	12/05/25	Notice		
Aaron Burbine	Tort	03/13/26			

LITIGATION

OHA v State of NE et al 25-5460		06/27/25 09/16/25 10/17/25 11/03/25 12/09/25 12/16/25 01/07/26 01/15/26 01/26/26 03/06/26 03/30/26 04/28/26	OHA Complaint filed D motion to dismiss hearing Court dismisses without prejudice OHA Amended Complaint filed D motion to dismiss Judge appointed Hearing on D MTD Court denies D MTD D Answer to amended complaint OHA submit discovery responses OHA motion summary judgment Hearing on MSJ	Douglas County District Court Sarpy County Court Judge	PENDING
Bush v OHA	Class action Hardship etc	06/27/24	P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHA 25-79 A-25-760	Class action Bedbugs etc	01/06/25 03/25/25 08/14/25 09/12/25 10/08/25 01/05/26 03/06/26 03/16/26	P Complaint filed P amended Complaint filed Hearing OHA motion to dismiss Case dismissed without prejudice P appeal Appellant brief filed OHA brief submitted Appellants reply brief filed	Douglas County District Court NE Court of Appeals	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 12/03/25	P Complaint filed OHA answer filed Mediation Settled pending court filings	Douglas County District Court	PENDING
Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25	Summons & Complaint served OHA answer filed Discovery pending Trial on or before 12/01/2026	Douglas County District Court	PENDING
Solomon v. OHA	Small claim	01/23/26 03/23/26 04/17/26	Small claim complaint filed Transferred to regular docket D answer due	Douglas County County Court	PENDING

HASANI LEE & RELATED CASES

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

DISCRIMINATION CLAIMS

Shelly v. OHA	Discrimination	12/22/25 02/04/26	Notice of charge OHA response submitted	NEOC	PENDING
Henry Lee et al v. OHA	Discrimination	02/25/26 03/16/26	Notice of charge Negotiation/settlement meeting	OHRRD	PENDING
Stanley v. OHA	Discrimination	03/04/26 05/02/26	Notice of charge OHA response due	NEOC	PENDING

FEBRUARY 2026 EVICTION CASES

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

6.12. Quality Improvement

Memorandum



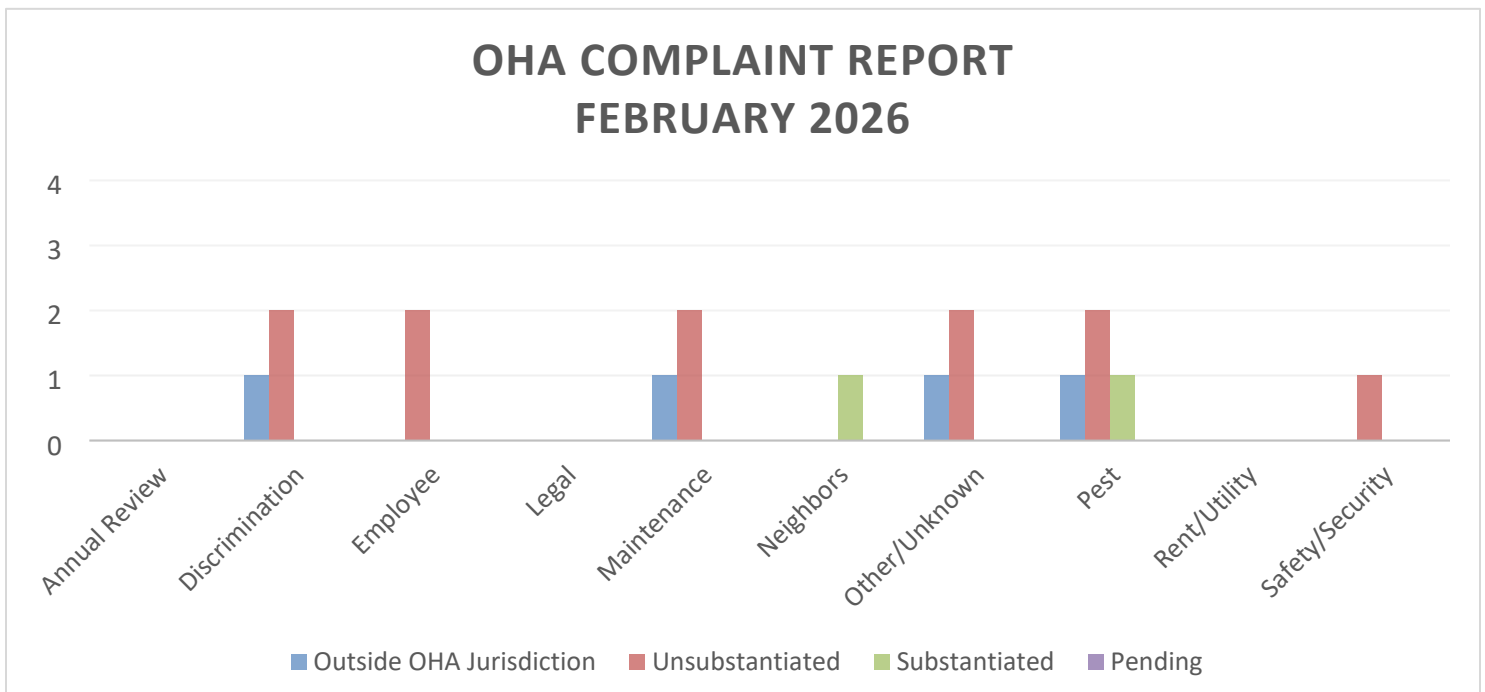
To: OHA Board of Commissioners

Date: April 2, 2026

Re: Complaint Report – February 2026

Reporting Period	February 1 – 28, 2026
Total Complaints this Period	17
Number of Complaints Substantiated	2 (11.8%)
Average Resolution Time	6.08 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	0	0	0
Discrimination	1	2	0	0	3
Employee	0	2	0	0	2
Legal	0	0	0	0	0
Maintenance	1	2	0	0	3
Neighbors	0	0	1	0	1
Other/Unknown	1	2	0	0	3
Pest	1	2	1	0	4
Rent/Utility	0	0	0	0	0
Safety/Security	0	1	0	0	1
TOTAL	4	11	2	2	17



Memorandum



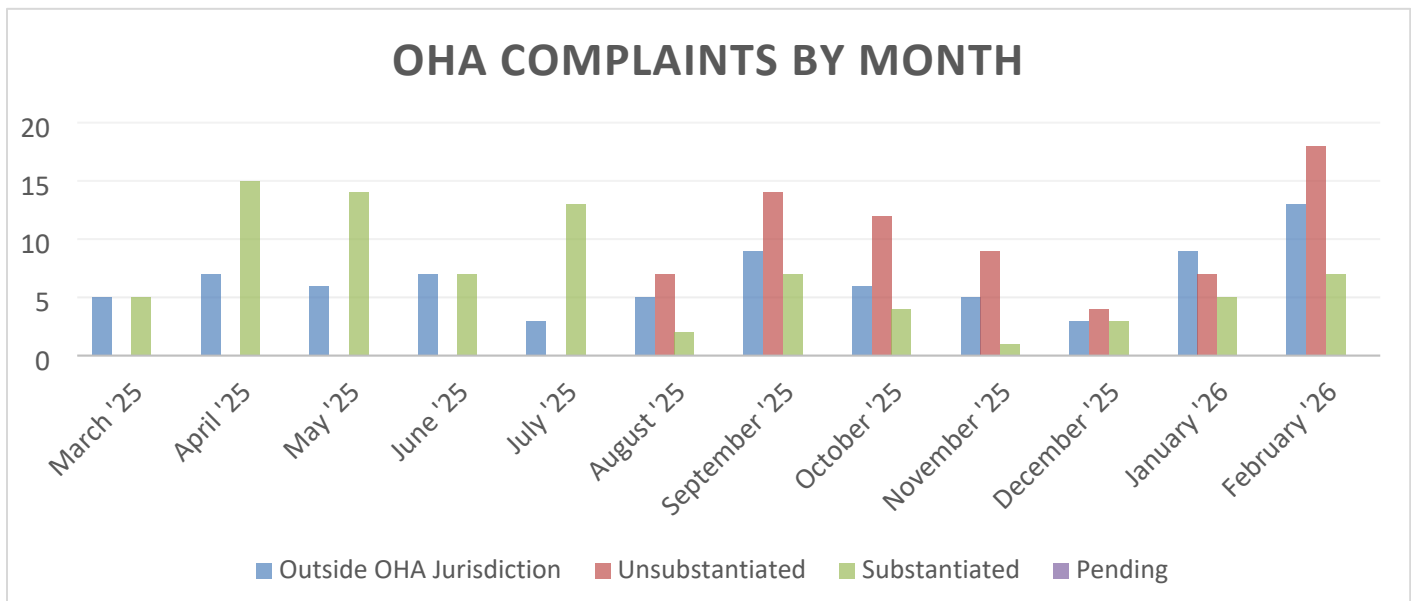
To: OHA Board of Commissioners

Date: April 2, 2026

Re: Complaint Report – February 2026

Reporting Period	2026
Total Complaints Received this Period	38
Number of Complaints Substantiated	7 (18.4%)
Average Resolution Time	6.2 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	1	0	1
Discrimination	2	2	0	0	4
Employee	0	2	0	0	2
Legal	0	1	0	0	1
Maintenance	3	2	0	0	5
Neighbors	0	4	4	0	8
Other/Unknown	3	3	1	0	7
Pest	3	2	1	0	6
Rent/Utility	1	1	0	0	2
Safety/Security	1	1	0	0	2
TOTAL	13	18	7	0	38



Memorandum



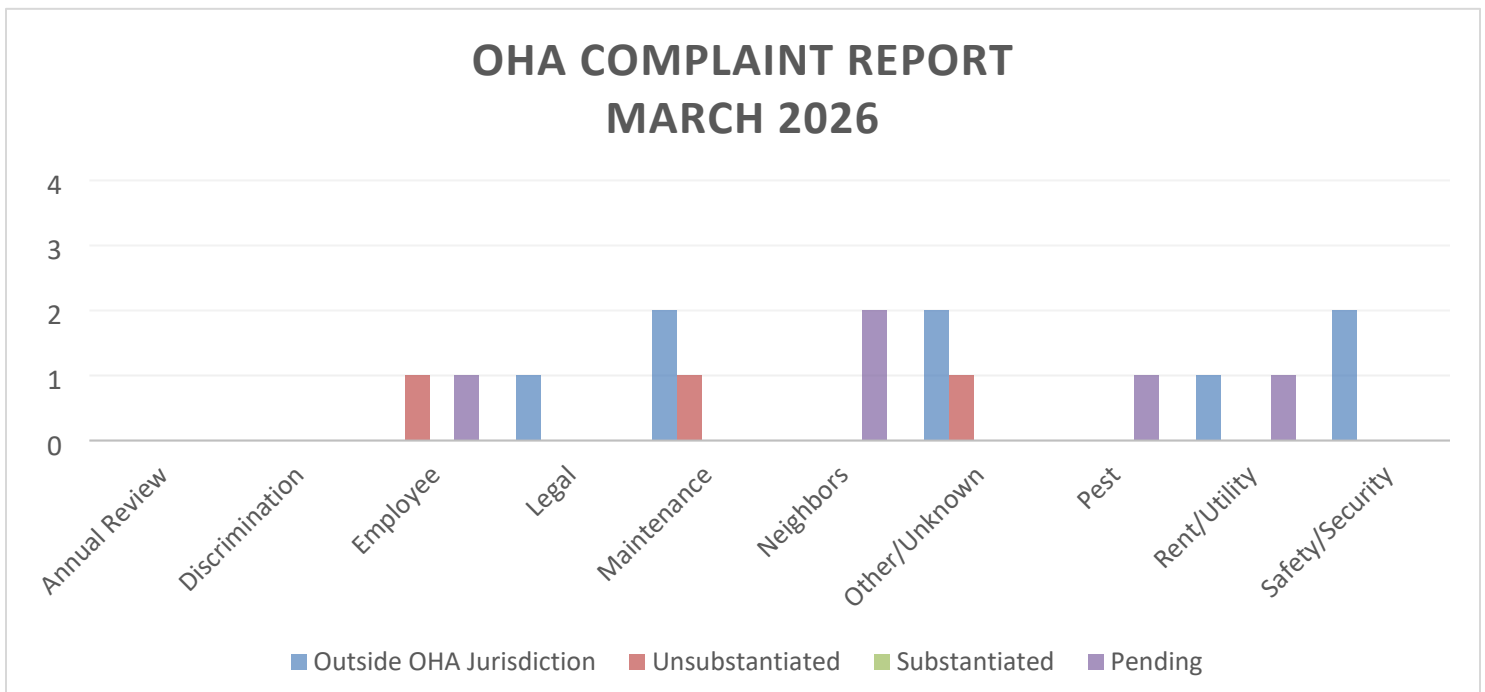
To: OHA Board of Commissioners

Date: April 2, 2026

Re: Complaint Report – March 2026

Reporting Period	March 1 - 31, 2026
Total Complaints this Period	16
Number of Complaints Substantiated	0 (0%)
Average Resolution Time	4.08 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	0	0	0
Discrimination	0	0	0	0	0
Employee	0	1	0	1	2
Legal	1	0	0	0	1
Maintenance	2	1	0	0	3
Neighbors	0	0	0	2	2
Other/Unknown	2	1	0	0	3
Pest	0	0	0	1	1
Rent/Utility	1	0	0	1	2
Safety/Security	2	0	0	0	2
TOTAL	8	3	0	5	16



Memorandum



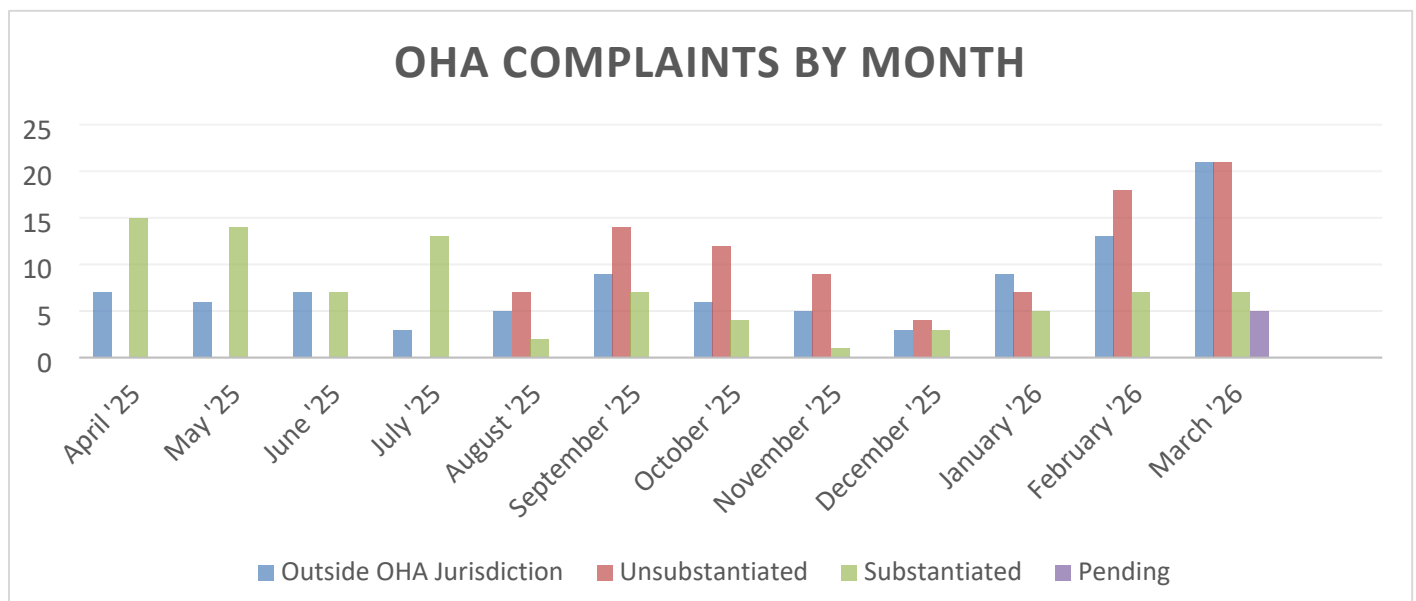
To: OHA Board of Commissioners

Date: April 2, 2026

Re: Complaint Report – March 2026

Reporting Period	2026
Total Complaints Received this Period	54
Number of Complaints Substantiated	7 (12.96%)
Average Resolution Time	5.47 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	1	0	1
Discrimination	2	2	0	0	4
Employee	0	3	0	1	4
Legal	1	1	0	0	2
Maintenance	5	3	0	0	8
Neighbors	0	4	4	2	10
Other/Unknown	5	4	1	0	10
Pest	3	2	1	1	7
Rent/Utility	2	1	0	1	4
Safety/Security	3	1	0	0	4
TOTAL	21	21	7	5	54



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