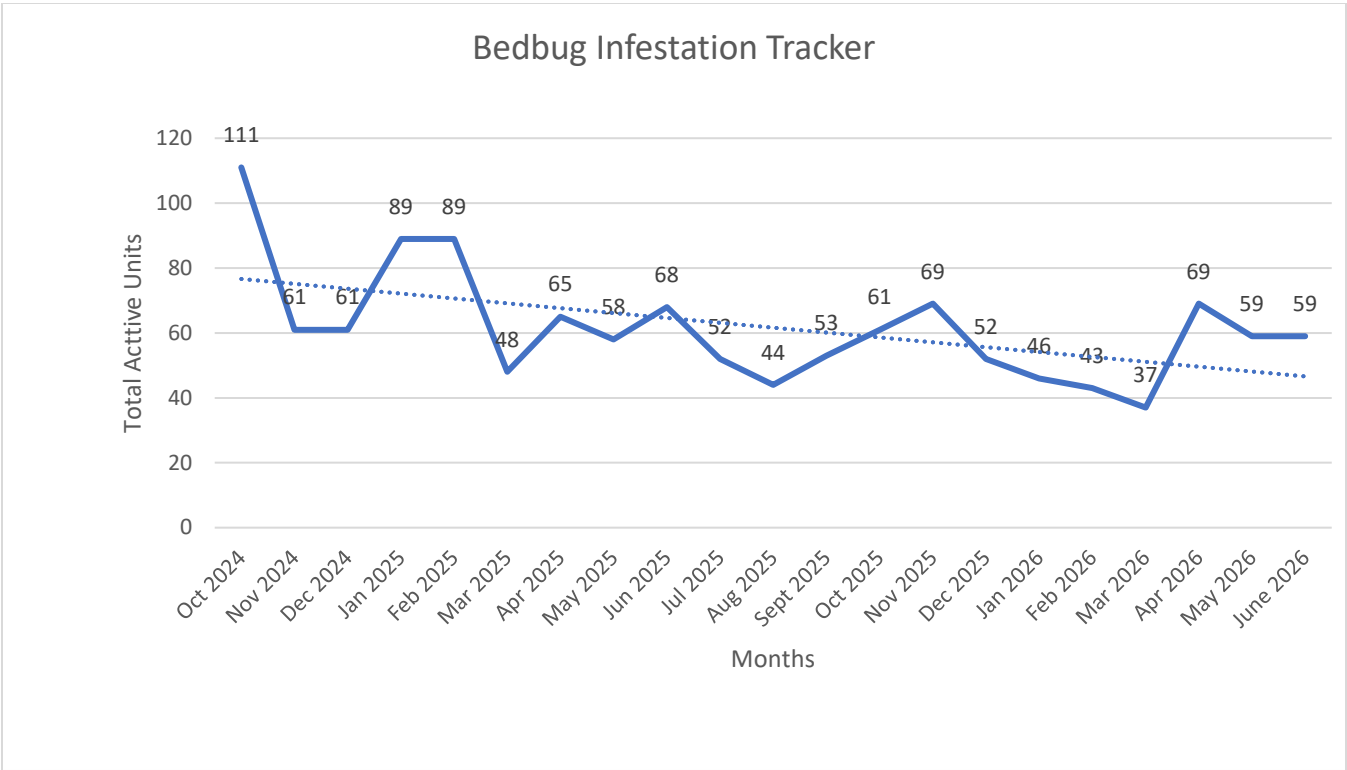
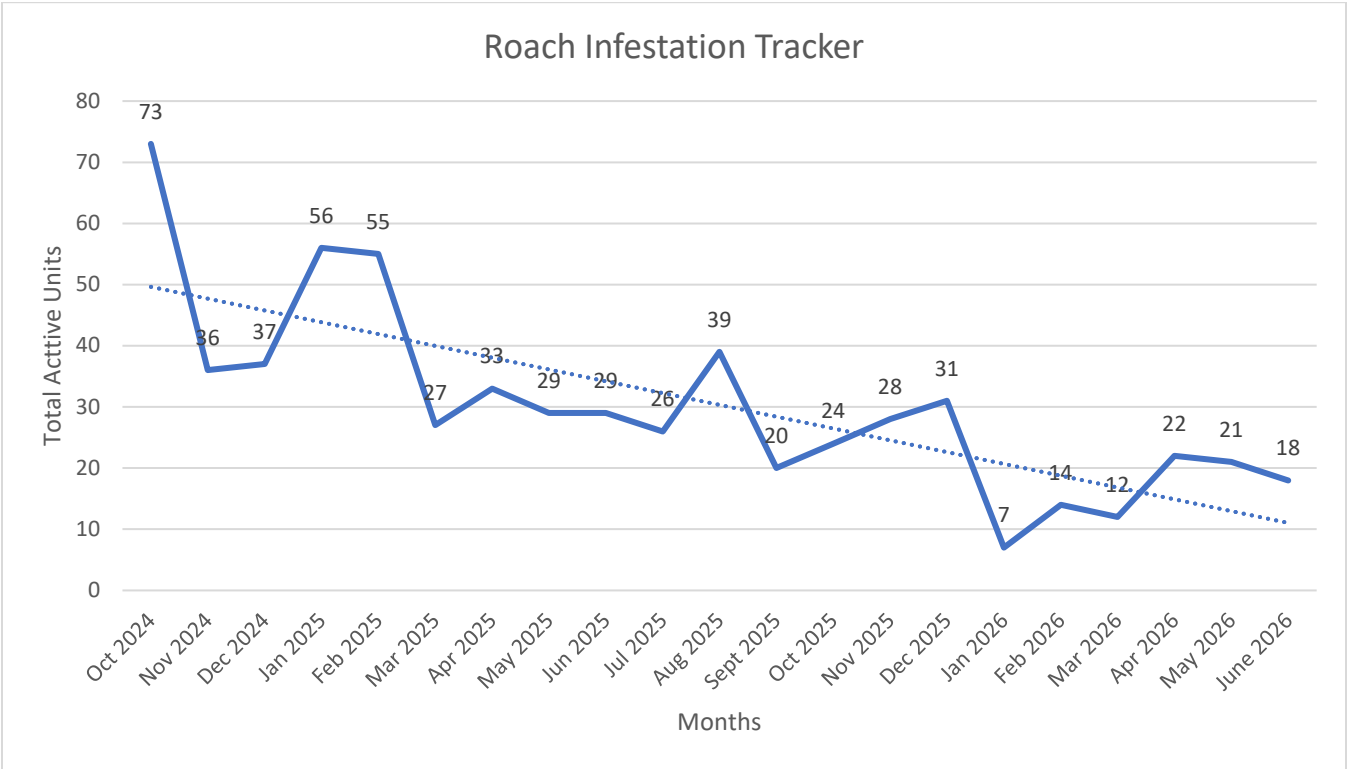


OHA Regular Meeting of the Board of
Commissioners
Monday, July 6, 2026 2:00 PM
Underwood Tower
4850 Underwood Tower
Omaha , NE 68132

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

Pest Control Report - June 2026

OHA Towers - Total Units 1263



5. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1. Minutes of Previous Regular Board Meeting June 4, 2026)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority | 1823 Harney Street | Omaha NE 68102
June 4, 2026 | 8:30 a.m.

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

The meeting was called to order at 8:31 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
Jennifer Taylor
Christine Johnson
Anna Caro
Abdi Hussein
Keenya Barnes-Heyward
Dontania Petrie

Commissioners Absent:

Joel Dougherty, Vice Chair
Tony Veland

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. Ryan from Gretna discussed contact information at towers, noting he did not see any contact information posted at Kay Jay Tower.

REPORT OF THE CHIEF EXECUTIVE OFFICER:

Ms. Balk discussed the sale of Chambers Court and noted that both the pest and complaint reports have been uploaded for review. Ms. Balk explained that Commissioner Veland had asked for a presentation regarding vendor demographics. Mr. Karl presented the vendor demographics report, noting that OHA exceeds typical benchmarks for minority owned, women owned, and section 3 businesses.

CONSENT AGENDA ITEMS FOR CONSIDERATION:

- 4. Minutes of Minutes of Previous Regular Board Meeting Minutes (May 7, 2026)**
- 5. Resolution 2026-32 Independent Entity, Contract Renewal**
- 6. Resolution 2026-33 Bond Counsel, Contract Renewal**
- 7. Resolution 2026-34 Insurance Brokerage, Contract Renewal**
- 8. Resolution 2026-35 Employee Benefits Services, Contract Renewal**
- 9. Resolution 2026-36 Generator Maintenance, Contract Renewal**
- 10. Resolution 2026-37 Security Services, Signal, Contract Renewal**
- 11. Resolution 2026-38 Security Services, Guardian, Contract**
- 12. Resolution 2026-39 Residential Real Estate Services, Contract Renewal**
- 13. Resolution 2026-40 Anti-Harassment & Anti-Discrimination Policy**
- 14. Resolution 2026-41 Employee Disciplinary Acknowledgment Policy**

- 15. Resolution 2026-42 Identification Badge Policy**
- 16. Resolution 2026-43 Organizational Values & Behaviors Policy**
- 17. Resolution 2026-44 Technology Eligibility & Usage Policy**
- 18. Resolution 2026-45 SST Phase 3**

Chair Levy questioned if any items needed removed from the consent agenda to be considered separately. Discussion ensued regarding the security contracts and security issues at Farnam.

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

Motion passed. Aye-7, Nay-0

Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Hussein – Aye
Commissioner Johnson – Aye
Commissioner Petrie – Aye
Chair Levy – Aye

ADDITIONAL ITEMS FOR CONSIDERATION:

19. Resolution 2026-46 Remote Work Policy

Staff and board members discussed the Remote Work Policy. Chair Levy expressed concerns regarding the policy. Mr. Hansen discussed the litigation risks surrounding remote work without a policy in place. Chair Levy suggested the policy be approved and then later be amended to reflect the changes discussed.

MOTION by Commissioner Johnson, seconded by Chair Levy, to approve Resolution 2026-46 Remote Work Policy

Motion passed. Aye-7, Nay-0

Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Hussein – Aye
Commissioner Johnson – Aye
Commissioner Petrie – Aye
Chair Levy – Aye

20. Resolution 2026-47 SEMAP Corrective Action Plan

Ms. Balk explained that SEMAP stands for Section 8 Management Assessment Program. Ms. Balk stated that OHA received a Confirmatory Review from HUD identifying deficiencies in documentation, quality control processes, and calculation methodologies across several program areas. As a result, OHA was required to submit a Corrective Action Plan with board approval. The Corrective Action Plan outlines goals, timelines, resources, responsibilities, and ongoing monitoring to ensure compliance.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2026-47 SEMAP Corrective Action Plan

Motion passed. Aye-7, Nay-0

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

Commissioner Hussein – Aye
Commissioner Johnson – Aye
Commissioner Petrie – Aye
Chair Levy – 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 presented the financials.
- **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. There was a need for executive session.

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to move into Executive Session for legal, real estate, and personnel matters at 9:26 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Hussein – Aye
Commissioner Johnson – Aye
Commissioner Petrie – Aye
Chair Levy – Aye

EXECUTIVE SESSION:

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to come out of Executive Session at 10:18 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Caro – Aye
Commissioner Johnson – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Hussein – Aye
Commissioner Johnson – Aye
Commissioner Petrie – Aye
Chair Levy – Aye

MOTION by Commissioner Petrie, seconded by Commissioner Taylor, to approve a four percent salary increase for OHA's CEO, Joanie Balk.

Motion passed. Aye-7, Nay-0

Commissioner Caro – Aye

Commissioner Johnson – Aye

Commissioner Barnes-Heyward – Aye

Commissioner Hussein – Aye

Commissioner Johnson – Aye

Commissioner Petrie – Aye

Chair Levy – Aye

ADJOURNMENT:

MOTION by Commissioner Taylor, seconded by Commissioner Johnson to adjourn the meeting at 10:19a.m.

Motion passed. Aye-7, Nay-0

Commissioner Caro – Aye

Commissioner Johnson – Aye

Commissioner Barnes-Heyward – Aye

Commissioner Hussein – Aye

Commissioner Johnson – Aye

Commissioner Petrie – Aye

Chair Levy – Aye

5.2. Resolution 2025-48 OHA Past Due Write-Offs

RESOLUTION No. 2026-48
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of June 22, 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 \$12,186.64, which represents 12 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 July 7, 2026

Joanie Balk, Secretary
Housing Authority of the City of Omaha

Write Off Report as of 06/22/2026

Property	Admin Fee	Unpaid Bad Debt	Late Fees	Bad Debt Late Fees	Maintenance Charges	Cleaning, etc.	rent	Grand Total	Charge Explanations over \$1200.00
Benson Tower			\$70.00		\$2,401.00		\$1,305.00	\$3,776.00	
t0044043					\$1,000.00		\$41.00	\$1,041.00	
2026					\$1,000.00		\$41.00	\$1,041.00	personal property removal. Cleaning
t0055818			\$70.00		\$1,401.00		\$1,264.00	\$2,735.00	12 months rent, personal property removal. Cleaning
2026			\$70.00		\$1,401.00		\$1,264.00	\$2,735.00	
Crown Tower					\$300.00		\$175.91	\$475.91	
t0043262					\$300.00		\$175.91	\$475.91	
2026					\$300.00		\$175.91	\$475.91	
Florence Tower			\$35.00			\$250.00	\$75.73	\$360.73	
t0026970			\$35.00			\$250.00	\$75.73	\$360.73	
2026			\$35.00			\$250.00	\$75.73	\$360.73	
Highland Tower						\$137.00	\$468.00	\$605.00	
t0012892						\$137.00	\$468.00	\$605.00	
2026						\$137.00	\$468.00	\$605.00	
Jackson Tower			\$205.00		\$447.00	\$670.00	\$1,323.00	\$2,645.00	
t0078396			\$205.00		\$365.00	\$315.00	\$1,323.00	\$2,208.00	5 months rent, personal property removal, cleaning
2026			\$205.00		\$365.00	\$315.00	\$1,323.00	\$2,208.00	
t0081848					\$82.00	\$355.00		\$437.00	
2026					\$82.00	\$355.00		\$437.00	
KayJay Tower					\$591.00	\$355.00		\$946.00	
t0063448					\$591.00	\$355.00		\$946.00	
2026					\$591.00	\$355.00		\$946.00	
Park South						\$400.00	\$519.00	\$919.00	
t0081020						\$400.00	\$519.00	\$919.00	
2026						\$400.00	\$519.00	\$919.00	
Pine Tower	\$25.00	\$1,289.00		\$245.00				\$1,559.00	

t0094947	\$25.00	\$1,289.00		\$245.00				\$1,559.00	Unpaid repayment agreement of rent
2026	\$25.00	\$1,289.00		\$245.00				\$1,559.00	
Scattered Site North East			\$105.00				\$734.00	\$839.00	
t0000602			\$105.00				\$734.00	\$839.00	
2025			\$105.00				\$734.00	\$839.00	
Underwood Tower						\$61.00		\$61.00	
t0050429						\$61.00		\$61.00	
2026						\$61.00		\$61.00	
Grand Total	\$25.00	\$1,289.00	\$415.00	\$245.00	\$3,739.00	\$1,873.00	\$4,600.64	\$12,186.64	

5.3. Resolution 2026-49 Annex Renovation Renewal, Contract Extension

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 6th, 2026
Re: Recommendation for Contract Extension

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the following action regarding contract 25-ANNEX-114 (Shop Renovation) with HHERS LLC:

- Extension of the contract term by 6 months

EXPLANATION:

The initial six-month contract term began on 2/1/2026. Construction was initially slower than expected due to the long delay in City of Omaha permit issuance. There is no change in the contract amount.

PROCUREMENT METHOD: Invitation for Bid 250702

SOURCE OF FUNDS: 2025 Capital Funds Formula Grant

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 49
RENEWAL OF CONTRACT FOR HHERS, LLC FOR MAINTENANCE SHOP
RENOVATIONS

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with HHERS, LLC to provide renovation services;

WHEREAS, the contract was procured in 2025 for a six-month term with an option to renew for an additional six months;

WHEREAS, the current contract will expire in August 2026, and staff recommends renewal of the contract for an additional six-month term;

WHEREAS, the previous cumulative amount of the contract was \$450,000, and OHA staff have determined that it is not necessary to increase the contract amount; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a six-month renewal of the contract with HHERS, LLC to provide renovations, with no increase in the contract amount of \$450,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a six-month renewal of the contract with HHERS, LLC to provide renovations, with no increase in the contract amount of \$450,000.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 6, 2026.

Joanie Balk, Secretary

5.4. Resolution 2026-50 RAD Capital Needs Assessment, Contract Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 6th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-RCNA-73 (RAD Capital Needs Assessment and Energy Audit) with four contractors: Bureau Veritas, BBG Assessments LLC, All Environmental Inc, and Dominion Due Diligence Group.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$200,000	\$200,000	4	7/16/2024
Renewal 1	\$200,000	\$400,000	3	7/16/2025
Renewal 2	\$0	\$400,000	2	7/16/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 3	\$0	\$400,000	1	7/16/2027

PROJECT COST:

Company Name	Expended as of 6/16/2026
Bureau Veritas	\$23,276
BBG Assessment LLC	\$50,086
All Environmental Inc	\$0
Dominion Due Diligence Group	\$8,500
TOTAL	\$81,862

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Capital Funds (various Formula grants)

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 50
RENEWAL OF CONTRACTS FOR RAD CAPITAL NEEDS ASSESSMENT & ENERGY AUDIT

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has contracts with Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc. to provide capital needs assessments and energy audit services;

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 July 2026, and staff recommends renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contracts was \$400,000, and OHA staff have determined that it is not necessary to increase the contract amount jointly and severally;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with four vendors-Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc. to provide capital needs assessments and energy audit services, with no increase in the contract amount of \$400,000, jointly and severally;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with four vendors-Dominion Due Diligence Group, Bureau Veritas Technical Assessments LLC, BBG Assessments LLC, and All Environmental Inc. to provide capital needs assessments and energy audit services, with no increase in the contract amount of \$400,000, 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 July 6, 2026.

Joanie Balk, Secretary

5.5. Resolution 2026-51 Jackson Tower Renovation, Contract Extension

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 6th, 2026
Re: Recommendation for Contract Extension

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the following action regarding contract 25-JTMOD-67 (Jackson Tower Unit Renovation) with TCI General Contracting:

- Extension of the contract term by 12 months

EXPLANATION:

The initial 12-month contract term began on 8/13/2025. The anticipated project completion date is close to the contract expiration; this extension is requested as a matter of prudence to avoid interruption of work in the final stages of the project. There is no change in the contract amount.

PROCUREMENT METHOD: Invitation for Bid 250201

SOURCE OF FUNDS: 2024 Capital Funds Formula Grant

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 51
RENEWAL OF CONTRACT FOR UNIT RENOVATIONS AT JACKSON TOWER

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with TCI General Contracting to provide unit renovation services for Jackson Tower;

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

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

WHEREAS, the previous cumulative amount of the contract was \$160,000, and OHA staff have determined that it is not necessary to increase the contract amount; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with TCI General Contracting to provide unit renovation services for Jackson Tower, with no increase in the contract amount of \$160,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with TCI General Contracting to provide unit renovation services for Jackson Tower, with no increase in the contract amount of \$160,000.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held July 6, 2026.

Joanie Balk, Secretary

5.6. Resolution 2026-52 Site Drainage Contract

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: July 6th, 2026
Re: Recommendation for Contract – Storm Water Drainage Improvement

RECOMMENDED ACTION:

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

- A contract for \$150,000 with Midwest Excavating Services LLC to provide exterior water drainage repair services for OHA’s Frances Court Apartments located at 3706 Frances St. 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 of up to 15% of the total contract amount without additional Board of Commissioner approval.

EXPLANATION:

Frances Court is a public housing multifamily property in Scattered Site Southeast. It has experienced repeated flooding due to stormwater drainage issues. OHA contracted with Leo A. Daly Architecture to design a drainage solution, which OHA then used to conduct a formal solicitation for the work.

METHOD OF PROCUREMENT

Since the project cost estimates exceeded the Simplified Acquisition Threshold of \$100,000, OHA conducted an Invitation for Bid (IFB 260407) which was publicly advertised and open for more than 30 days. OHA staff also performed outreach to qualified vendors. Four firms submitted bids:

	Midwest Excavating	Elkhorn West, Inc.	CMC, Inc.	McWells Contracting
Lot 1	\$149,796	\$325,630	\$230,775	\$182,000

PROJECT COST: Contract will not exceed \$150,000

DBE/MBE/WBE Section 3 Status: Midwest Excavating Services - WBE

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 - 52
CONTRACT FOR EXTERIOR WATER DRAINAGE REPAIR SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) requires contracted services to provide exterior water drainage repairs for Frances Court;.

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

WHEREAS, OHA received four bids for this project, with the lowest bid submitted by Midwest Excavating; and

WHEREAS, staff recommends that the Board approve a contract with Midwest Excavating in an amount not to exceed \$150,000, for a contract term of six months with the option to renew for two additional six-month terms, to provide exterior water drainage repair services for Frances Court;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Midwest Excavating in an amount not to exceed \$150,000, for a contract term of six months with an option to renew for two additional six-month terms, to provide exterior water drainage repair services for Frances Court.

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 July 6,2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: June 18, 2026

Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2026

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2026	Allocation	Mar	Apr	May	Current Mo % Leased
	All Other Vouchers	5532	3596	3576	3541	64%
	Emergency Vouchers	142	86	86	84	59%
	HA Owned Vouchers	125	125	124	122	98%
	Home Ownership Vouchers	68	68	69	68	100%
	Mainstream Vouchers	115	83	82	80	70%
	Portable Vouchers (Billed)	11	11	11	11	100%
	Portable Vouchers	94	94	94	98	100%
	Project Based Vouchers	493	493	501	510	100%
	Project Based Vouchers (RAD)	13	11	11	11	85%
	Tenant Protection Vouchers	364	364	364	370	100%
	VASH Vouchers /VASH (PBV)	157	132	135	129	82%
	Total Vouchers	7114	5063	5053	5024	71%

Other Housing	Utilization 2026	Allocation	Issued	Mar	Apr	May	Current Mo % Leased
	HOME TBRA	30	0	21	21	24	80%
	Mod Rehab	10	0	10	10	10	100%

HUD Delinquency Rate			SEMAP	Mar	Apr	May
			95%	96.58%	97.46%	96.67%

Memorandum



To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: June 18, 2026

Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2026

HQS/NSPIRE INSPECTION SUMMARY

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	222	210	257	289	260							
Section 8 Fail	178	118	119	135	146							
Section 8 Follow ups	220	180	134	151	147							
Quality Control Pass	8	8	8	7	0							
Quality Control Fail	0	0	0	1	0							
Special, Complaint, Inconclusive	8	9	8	6	9							
Monthly Total S8 Inspections Conducted	636	525	526	589	562	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	126	40	44							

5/18/26 Weather Extension Results

	May											
Pass					35							
Fail					8							

* included in monthly totals

Memorandum



To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: June 18, 2026

Re: Monthly Utilization Report

PERIOD ENDING MAY 31, 2026

HCV 2026 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2026	Annals Due Monthly	Annals Incomplete
1	338	5
2	336	3
3	312	9
4	367	23
5	354	63
6	302	101
7	357	0
8	345	0
9	359	0
10	394	0
11	360	0
12	472	0
Totals	4296	204

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: June 18, 2026
Re: Monthly Utilization Report

PERIOD ENDING May 31, 2026

DEPARTMENT SUMMARY

SEMAP Updates

On 04/01 – 4/02 & 04/07 – 04/08, 2026 HUD conducted the Section 8 Management Assessment Program (SEMAP) Confirmatory Review to assess the Public Housing Authority's (HA) Housing Choice Voucher (HCV) program management and compliance with HUD rules and regulations for Fiscal Year December 31, 2025. The review also verifies OHA's certification and the HUD rating under all Indicators.

Previous Actions

For the December 31, 2024, SEMAP submission, OHA's MTCS rate was 92 percent, which fell below the required 95 percent threshold. As a result, OHA received zero points for Indicators 9 through 12. The agency also received zero points for Indicator 1 (Waitlist) and had point reductions for Indicators 2 (Reasonable Rent) and 3 (Determination of Adjusted Income). These combined deductions resulted in OHA earning 80 out of a possible 135 points, resulting in an overall score of 59 and a Troubled designation.

Results

Each section of the confirmatory review covers a specific Indicator and reports on the status of that Indicator. Any deficiency is defined and includes a required corrective action. HUD's review found that some of the OHA's SEMAP certification Indicators could not be supported by the documentation and data OHA provided, therefore, some of the indicators were modified.

Due to the lack of OHA's consolidated SEMAP guidance and not having standardized procedures, HUD recommended that OHA develop a formal SEMAP Indicators Procedures document that clearly outlines the agency's process for each Indicator in accordance with 24 CFR Part 985. By establishing a single, comprehensive reference document, all staff will clearly understand and consistently follow OHA's SEMAP certification procedures, ensuring compliance and achieving an overall passing score.

OHA uses the Yardi software system, which includes a SEMAP Indicators module. However, some of the report outputs did not generate accurate universe or sample sizes. In addition, the system does not produce a random selection of files for quality control reviews, making the selection process manual, tedious, and prone to errors.

During the HUD review, various deficiencies and findings with the OHA's processes, quality control and compliance with HUD program rules and regulations. Therefore, it has been recommended the OHA staff obtain SEMAP, general HCV program and rent calculation training.

Housing authorities are required to maintain a minimum reporting rate of 94.5 percent in order to be scored on the Public and Indian Housing Information Center (PIC) related SEMAP Indicators (Indicators 9-12) or be scored zero for these Indicators. The OHA's December 31, 2025, Delinquency Report was 96% and as of March 31, 2026, the reporting rate was 96.58%.

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: June 18, 2026
Re: Monthly Utilization Report

OHA incorrectly calculated the universe size by using only VMS Units Leased (4,103) rather than the required methodology. The universe should have included all families assisted at fiscal year-end, along with End-of-Participation (EOP) cases and absorbed portability vouchers, resulting in a corrected universe of 4,452 and a required sample size of 43.

Additionally, because the incorrect sample methodology was applied, the QC sample did not meet SEMAP requirements, and documentation supporting the quality control review could not be fully validated. As a result, HUD adjusted the score for this indicator to zero.

Based on HUD's SEMAP confirmatory review, the OHA's score for December 31, 2025, is 70 out of a possible 135 points or 52 percent. The OHA's designation remains Troubled.

To address the deficiencies and corrective actions, and to ensure the OHA follows HUD rules and regulations, a Board approved Corrective Action Plan must be submitted to HUD.

HCV Managers will begin providing monthly updates regarding the status of the corrective action plan to be included in monthly reporting to the Board.

Waiting List Updates

The HCV waitlist department is currently processing portability and southside relocation.

Southside relocation is working to relocate families from Phase 4 and 5.

The HCV waitlist for 2023 has 1426 applicants on the list.

6.2. Asset Management (Public Housing)

MASS & Occupancy Performance – Updated

May closed with the portfolio continuing its strong performance, ending the month at 98.7% occupancy, a slight but meaningful increase from April. Both the towers and scattered sites remain stable contributors, consistently sustaining high occupancy. With current performance trends holding steady, we remain well-positioned to meet HUD's June 30th occupancy reporting requirements.

The MASS score increased to 20, reflecting continued stabilization in occupancy. With the continued exemptions for our towers — which remain in place as we work toward redevelopment — the MASS reporting now provides a more accurate representation of operational performance across the portfolio. This month's strong occupancy levels played a significant role in driving the score upward.

Despite strong occupancy, the collection component of PHAS remains our biggest operational challenge. Past-due balances continue to trend high, and while staff continue to work with residents on payment options, repayment agreements, and ongoing outreach, progress remains incremental. Coordination with Finance strengthened further this month, supporting more consistent expectations and aligned strategies across all sites.

Development of a new internal process for collecting move-out balances continues to advance, though—as expected with the implementation of a new workflow—the rollout has been slow to gain initial traction. The initiative is designed to strengthen procedural clarity, enhance tracking, and have consistent follow-through across all sites. As this process stabilizes, write-off requests will continue to move slowly over the next several months while staff adapt to the new requirements and documentation process.

As we move further into the quarter, operational priorities remain centered on sustaining high occupancy levels, tightening financial controls, and reinforcing site-level consistency to support continued MASS improvement. With occupancy holding at 98.7% and MASS increasing to 20, the focus now shifts to aligning financial performance with these operational gains to have balanced PHAS outcomes.

Affordable Housing

The Affordable Housing portfolio remains stable overall. At Farnam, the two units that completed turnover last month remain ready for occupancy. No changes have occurred since the prior reporting period. Property Management continues to coordinate with Intake to identify eligible applicants and move the units into lease-up as soon as possible.

Market Rate Housing

North Villas continues to perform well overall. At this time, there are two vacant units. One unit is scheduled for an upcoming move-in and is progressing through the final leasing steps. The second unit has extensive damage, requiring significant repair work before it can be prepared for occupancy. Staff remain engaged with prospective renters and continue targeted outreach to maintain steady leasing activity as units become available.

Beginning next month, North Villas and Arbor Villas will be reported separately to make sure that performance data for each property is accurately reflected.

Maintenance & Inspection Update

Maintenance operations continue to progress at a slow but steady pace, with staff focused on managing the work-order backlog and maintaining coverage across all properties. The team remains attentive to workflow efficiency and preparation for upcoming inspections.

Despite recent loss of employees, including the departure of three maintenance repairs technicians and two maintenance managers, the department has maintained operational continuity. Seven months ago, the organization carried 2,569 open work orders; today, that number has been reduced to 1,462, which includes all pre-inspection work orders for the six upcoming REAC inspections scheduled for August 11–20. Prioritization protocols remain in place to make sure critical operational needs are addressed.

A structured technical training initiative is underway to strengthen long-term operational capacity and improve the work-order completion rate for both current and incoming requests. In parallel, the safety committee continues to advance compliance measures so that maintenance activities and documentation remain aligned with regulatory and organizational standards.

**OHA Property Management Report
May 31, 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%	\$ 80,991	\$ 23,804	3.94	3.40	\$ (97,976)	\$ (171,362)	\$ 73,386	21
	Benson Tower	143	2	1	99.3%	\$ 102,457	\$ 30,511	2.64	3.36	\$ (155,660)	\$ (246,480)	\$ 90,820	22
	Jackson Tower	207	9	10	94.3%	\$ 111,308	\$ 39,135	2.66	2.84	\$ (387,163)	\$ (377,186)	\$ (9,977)	14
	Park South Tower	221	5	6	98.2%	\$ 106,850	\$ 54,114	2.09	1.97	\$ (263,912)	\$ (336,664)	\$ 72,752	22
	Highland Tower	106	1	0	100.0%	\$ 65,946	\$ 31,917	2.03	2.07	\$ (69,490)	\$ (144,307)	\$ 74,817	21
Elderly	Evans Tower	110	0	0	100.0%	\$ 52,405	\$ 37,233	1.17	1.41	\$ (75,373)	\$ (158,596)	\$ 83,223	21
	Crown Tower	149	2	0	100.0%	\$ 54,186	\$ 48,261	1.08	1.12	\$ (217,121)	\$ (283,616)	\$ 66,495	22
	Underwood Tower	104	2	1	99.0%	\$ 14,977	\$ 35,286	0.40	0.42	\$ (91,771)	\$ (170,505)	\$ 78,734	21
	Kay Jay Tower	117	0	0	100.0%	\$ 29,677	\$ 29,141	0.62	1.02	\$ (114,800)	\$ (164,448)	\$ 49,648	22
Multi Family	Southside	357	0	0	100.0%	\$ (8,901)	\$ 3,939	1.53	-2.26	\$ (650,287)	\$ (604,117)	\$ (46,170)	18
	Park Villa	24	0	1	95.8%	\$ 15,967	\$ 5,382	2.53	2.97	\$ (12,757)	\$ (35,841)	\$ 23,084	13
	Farnam	20	0	0	100.0%	\$ 28,943	\$ 11,899	1.73	2.43	\$ (83,000)	\$ (87,744)	\$ 4,744	21
	Bayview	12	1	1	88.9%	\$ 612	\$ 1,973	0.37	0.31	\$ (42,480)	\$ (45,844)	\$ 3,364	11
Single Family Homes/ Duplexes	Scat-Site North East	109	5	2	99.1%	\$ 169,801	\$ 51,700	3.24	3.28	\$ (40,297)	\$ (25,354)	\$ (14,943)	22
	N. Omaha Afford Homes	24	0	0	100.0%	\$ 20,182	\$ 14,829	1.03	1.36	\$ (40,464)	\$ (89,070)	\$ 48,606	21
	Crown I	16	0	0	100.0%	\$ 12,219	\$ 8,274	1.21	1.48	\$ 6,226	\$ 42,308	\$ 42,308	22
	Crown II	12	0	0	100.0%	\$ (5,617)	\$ 5,130	-0.81	-1.09	\$ (10,547)	\$ (25,929)	\$ 15,382	22
	Scat-Site South East	137	2	1	99.3%	\$ 60,726	\$ 57,156	0.93	1.06	\$ (4,983)	\$ (203,435)	\$ 198,452	22
	Scat-Site North West	115	2	1	99.1%	\$ 143,691	\$ 72,543	1.57	1.98	\$ (121,733)	\$ (272,573)	\$ 150,840	21
	Keystone Crown Creek	37	0	0	100.0%	\$ 35,719	\$ 17,744	1.04	2.01	\$ (80,293)	\$ (145,087)	\$ 64,794	20
	Scat-Site South West	75	0	0	100.0%	\$ 65,471	\$ 38,377	1.57	1.71	\$ (59,392)	\$ (125,457)	\$ 66,065	21
Total		2201	31	24	98.7%	\$1,157,610	\$ 618,348	1.6	1.6	\$ (2,613,273)	\$ (3,671,307)	\$ 1,136,424	20.0

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	32	11	11	59.4%	\$ 42,336	\$ 42,336	1.02	#DIV/0!	\$ -	\$ -	\$ -

AFFORDABLE HOUSING

Development			Occupancy		
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied
Multi	Farnam	10	2	2	80.0%
Total		10	2	2	80.0%

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: July 6, 2026

Re: Compliance Department Update- May 2026

Public Housing Intake

During May, there were 175 public housing applications submitted through the on-line portal and 2 additional applications for our affordable properties. 25 of the applications met the criteria for one-bedroom senior households for designated senior towers. A total of 18 public housing applications were approved during this period with 16 for one bedroom, 0 for two bedrooms, 2 for three bedrooms and 0 for four bedrooms. Due to the high occupancy of the public housing units, a large pool of approved applications was not needed this month. We look at what is needed by Property Management and at the same time we do not want to maintain too large of a stockpile of approved applications when our applicants are not going to be housed soon.

In addition to the 150 applications not eligible to apply, there were an additional 183 applicants who were withdrawn during the full application process for no response, failed background checks, unit offer refusals, monies owed to PHAs and applicant requests.

May proved to be the right time for a smaller number of applicants needed with the transition to PandaDocs and paperless applications.

Reexaminations

HUD's monthly Reexamination Delinquency Report score is 100% for the Public Housing completion rate. Our score went from 75.40% in May of 2025 to 100% in May 2026. We have scored 99.50 or higher every month since August 2025. Our ability to reach and maintain this achievement is a result of not only the Compliance and Intake staff but also other staff across the agency in Property Management at Central office and property sites, Intensive Services, Finance, Human Resources, Legal, Family and Community Services, Section 8 and IT. The staff encountered many challenges through this process, especially with the hold on non-compliance evictions, but were able to be successful.

Our staff is now working with the same diligence to improve our completion rate for interims. Our completion rate did increase this month to 56% from 49% in April. Staff was able to increase the completion rate at the same time they were processing the interim changes related to the utility allowance. Those numbers will be reported with the June report. There continues to be a high number of residents with unreported income as we work through the New Hires Report and the New Move in reports.

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: July 6, 2026

Re: Intake Approved Applications May 2026

Intake Department

Month of May 2026

New Public Housing Applications	175
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New River City - SCNE Applications	2

Approved Public Housing Applications	18
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Approved Applications for Villas	0
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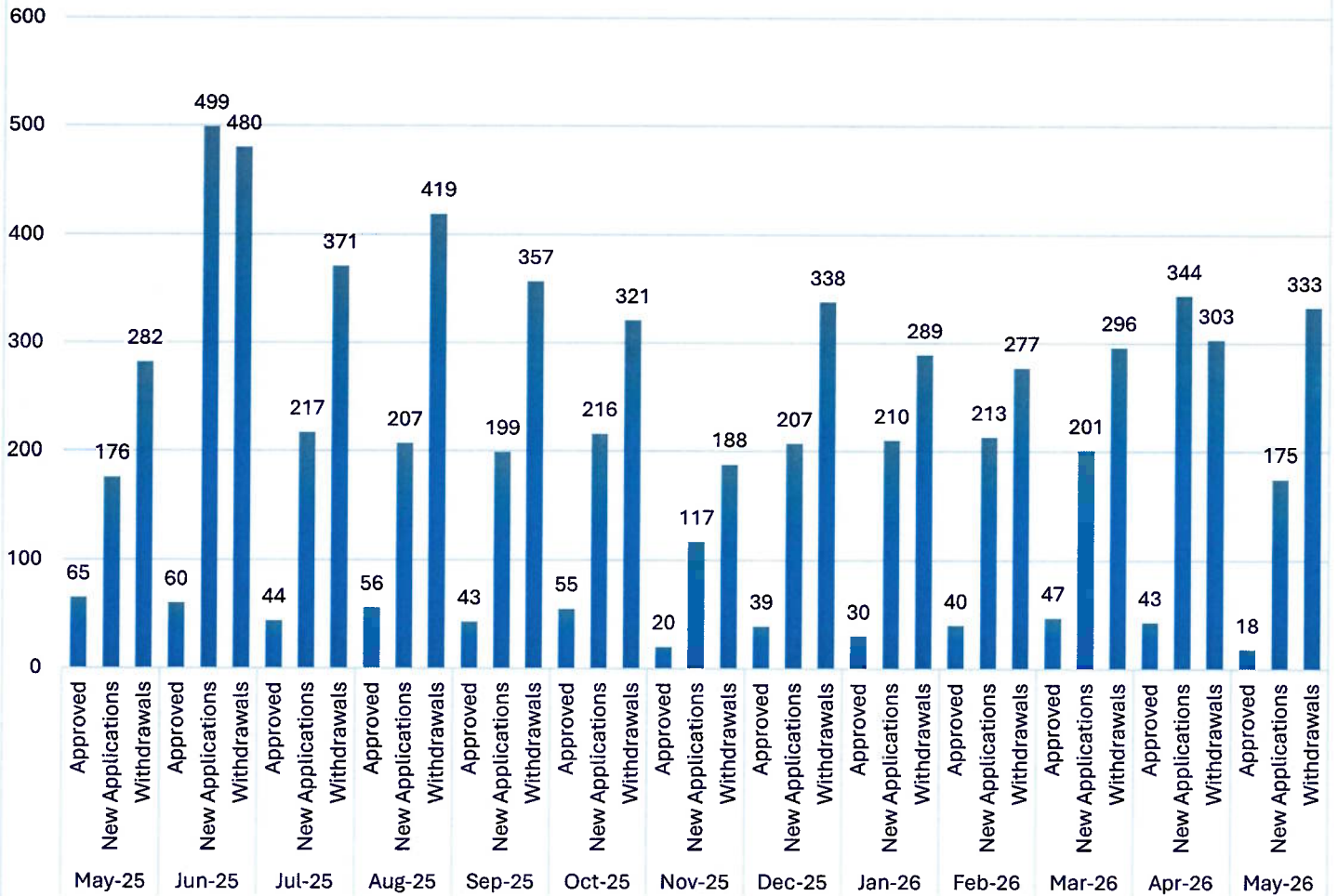
Approved Applications for Farnam Apartments Straight Tax Credit	0
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Approved Applications for River City - SCNE	0
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Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
	16	0	2	0
Villas Applications Approved	Two	Three		
North Villas	0	0		
River City SCNE Applications Approved	Two	Three		
	0	0		

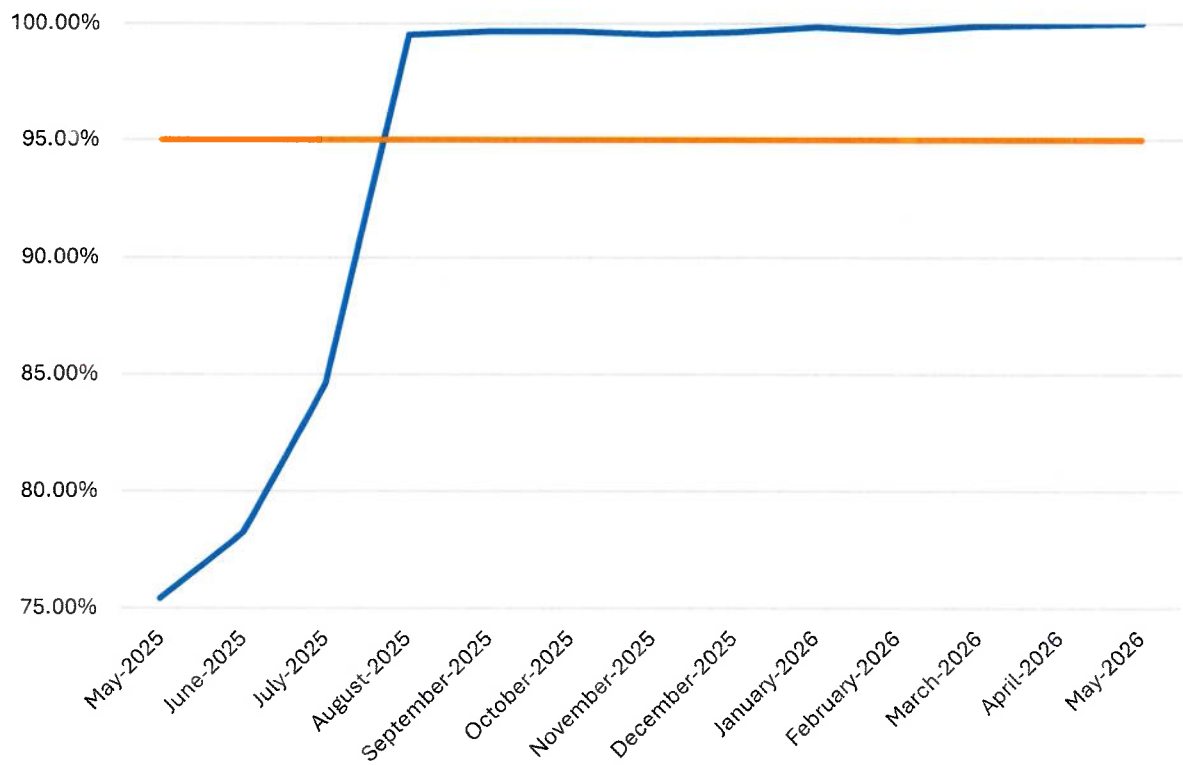
Applications Withdrawn from PH Wait List	333	
No Response During Full Application Process	155	
Owe monies to PHA	1	
Not Eligible to Apply/Waiting List closed	150	
Failed Background Check	7	
Applicant Request	5	
Duplicate	0	
Refused offer	15	
Over Income	0	

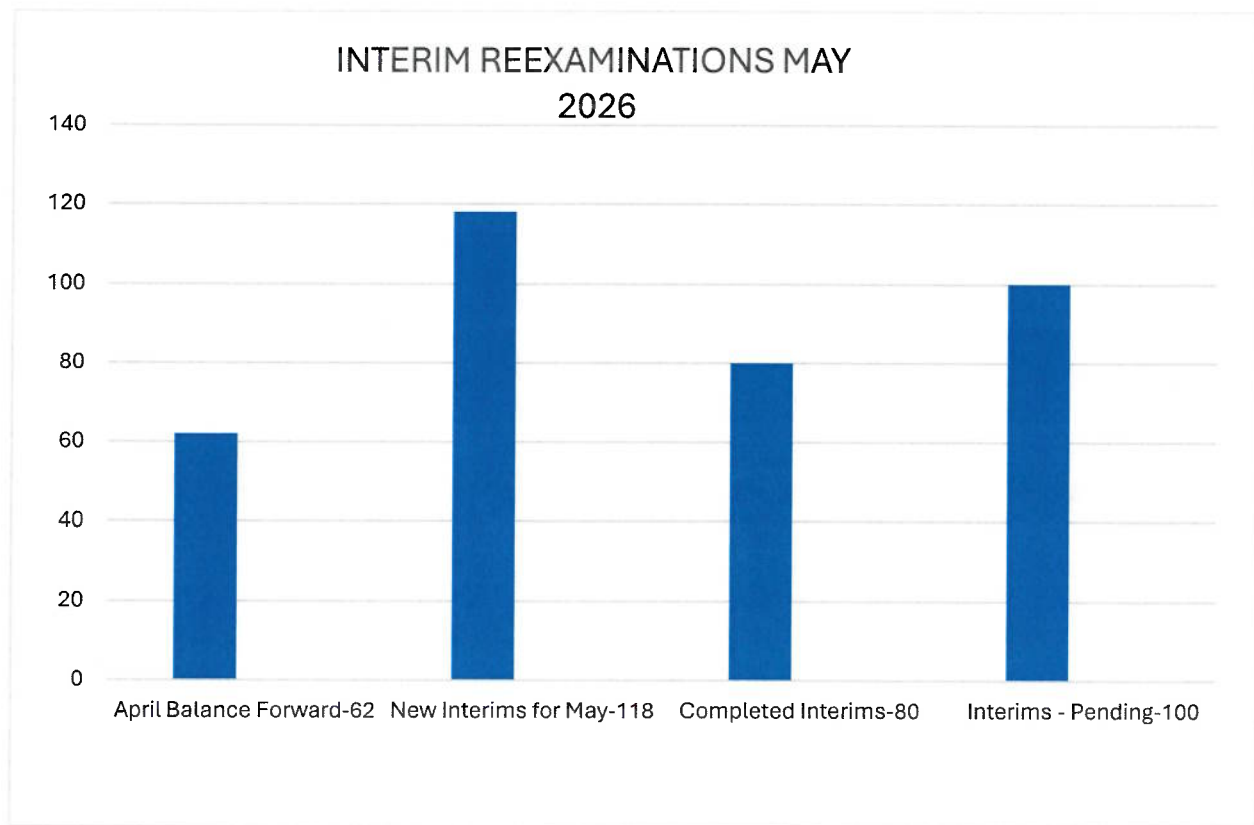
PUBLIC HOUSING INTAKE WAITING LIST MAY 2026



	HUD Goal
	Actual

HUD Reporting Rate for Annual Reexaminations as of
5/31/26: 100.00%





There were 62 interim recertifications carried over from April and 118 new reported changes in May. 80 files were completed for May and prior outstanding interim files resulting in a 56% completion rate. Staff continue to process the quarterly New Hires Report which has resulted in additional workload to process possible unreported income.

6.6. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2026

Book = Accrual ; Tree = ysi_bs

	May 31, 2026	May 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH AND CASH EQUIVALENTS	9,667,096	7,288,044	2,379,051	7,973,322	1,693,773
OTHER ACCOUNTS RECEIVABLE	2,191,766	2,076,384	115,382	1,360,650	831,115
A/R INTER-PROPERTY	1,276,816	1,183,970	92,846	1,271,563	5,253
A/R - TENANT	-277,896	-404,875	126,979	-751,535	473,639
A/R PROMISSORY NOTES	2,691,396	2,689,252	2,144	2,685,524	5,872
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	201,879	201,879	0	201,879	0
PREPAID ASSETS	278,145	303,492	-25,347	430,722	-152,577
INTER-FUND DUE FROM	5,557,941	5,261,832	296,108	1,085,808	4,472,133
TOTAL CURRENT ASSETS	21,587,142	18,599,979	2,987,163	14,257,933	7,329,209
FIXED ASSETS	60,946,901	61,131,153	-184,252	66,972,915	-6,026,014
NOTES RECEIVABLE	7,090,674	7,090,674	0	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	75,776,395	75,960,647	-184,252	89,804,077	-14,027,683
TOTAL ASSETS	97,363,537	94,560,626	2,802,910	104,062,011	-6,698,474
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-653,204	-138,280	-514,924	737,212	-1,390,416
A/P OTHER	1,099	1,099	0	1,099	0
ACCRUED FEES	1,236,350	1,143,504	92,846	1,462,007	-225,657
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	-20,594	-14,134	-6,459	351,958	-372,551
COMP ABSENCES - CURRENT	0	0	0	230,346	-230,346
TENANT SECURITY DEPOSIT	638,848	644,038	-5,190	692,120	-53,272
UNEARNED REVENUE	1,010,550	1,007,646	2,904	1,214,187	-203,637
CURRENT PORTION OF DEBT	54,637	54,052	585	53,203	1,434
OTHER CURRENT LIABILITIES	934,627	914,563	20,064	798,406	136,222
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	5,626,937	5,330,828	296,108	1,085,808	4,541,129
TOTAL CURRENT LIABILITIES	8,879,250	8,993,316	-114,066	6,676,346	2,202,904
LONG TERM DEBT	10,804,155	10,808,851	-4,697	10,827,275	-23,120
FSS ESCROW	781,755	760,610	21,145	649,440	132,314
TOTAL LT ACRUED 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	15,732,041	15,715,593	16,448	23,392,161	-7,660,120
TOTAL LIABILITIES	24,611,291	24,708,909	-97,618	30,068,507	-5,457,216
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	39,402,628	36,502,100	2,900,528	40,643,886	-1,241,258
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	70,967,881	68,067,352	2,900,528	72,209,139	-1,241,258

New Agency Structure after FMR (7agency2)
Balance Sheet -With YTD
Period = May 2026
Book = Accrual ; Tree = ysi_bs

	May 31, 2026	May 1, 2026	Net Change	January 1, 2026	YTD Net Change
TOTAL LIABILITIES AND EQUITY	97,363,537	94,560,626	2,802,910	104,062,011	-6,698,474
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = May 2026

Book = Accrual ; Tree = ysi_bs

	May 31, 2026	May 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH - OPERATING	6,452,639	4,078,821	2,373,817	3,841,850	2,610,788
CASH - PAYROLL	95,187	100,346	-5,160	101,995	-6,808
CASH - OTHER	43,067	43,041	26	42,935	131
CASH - OPERATING RIVER CITY	531,569	449,436	82,133	0	531,569
CASH - VENDOR PAYMENTS	-513,829	-507,012	-6,817	-226,452	-287,376
CASH - RESTRICTED	1,160,876	1,221,584	-60,708	2,032,780	-871,904
CASH - RESTRICTED MODERNIZATION AND DEV	39,234	39,206	28	39,096	138
REPLACEMENT RESERVE	14,388	14,363	26	14,263	125
CASH - FSS ESCROW	776,317	792,532	-16,215	659,794	116,523
CASH - FSS FORFEITURES	107,130	105,863	1,267	80,576	26,554
OPERATING RESERVE	62,274	62,180	94	61,817	457
OHA HUD OPERATING RESERVE	311,415	311,415	0	310,618	797
CASH - SECURITY DEPOSIT	586,581	576,021	10,560	639,320	-52,739
HOMEOWNERSHIP FUNDS	249	248	0	374,728	-374,479
CASH AND CASH EQUIVALENTS	9,667,096	7,288,044	2,379,051	7,973,322	1,693,773
A/R HUD	7,170	0	7,170	55,344	-48,174
A/R OTHER GOVERNMENTS	2,301,822	2,239,899	61,922	517,319	1,784,503
A/R RAD DEVELOPMENT	274,129	239,546	34,583	86,526	187,603
A/R OTHER	-700	-700	0	1,106,924	-1,107,624
A/R EMPLOYEE	20	20	0	0	20
A/R NON DWELLING RENT	25,840	14,134	11,706	11,052	14,787
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	2,191,766	2,076,384	115,382	1,360,650	831,115
INTER-PROPERTY {COCC}	50,000	50,000	0	0	50,000
INTER-PROPERTY {9EC}	230,054	235,176	-5,122	237,955	-7,900
INTER-PROPERTY {9KCC}	111,417	110,618	800	29,428	81,989
INTER-PROPERTY {9NOAH}	68,773	68,263	510	63,311	5,462
INTER-PROPERTY {9FAR}	133,275	139,908	-6,633	136,947	-3,672
INTER-PROPERTY {9BV}	43,963	34,506	9,457	36,178	7,785
INTER-PROPERTY {9CR1}	53,582	51,231	2,350	55,152	-1,570
INTER-PROPERTY {9CR2}	38,406	34,460	3,945	35,282	3,124
INTER-PROPERTY {VILLAS}	75,160	68,021	7,138	60,494	14,666
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	0	1,108,638
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	7,370	-1,108,638
INTER-PROPERTY {MOD REHAB}	2,164	2,164	0	3,549	-1,384
INTER-PROPERTY {PUB HSG}	436,294	360,602	75,692	606,742	-170,448
INTER-PROPERTY {EHV}	0	0	0	-845	845
INTER-PROPERTY {RCHC}	26,356	21,649	4,708	0	26,356
A/R INTER-PROPERTY	1,276,816	1,183,970	92,846	1,271,563	5,253
ACCOUNTS RECEIVABLE TENANTS	1,648,110	1,521,131	126,979	1,174,472	473,639
ALLOWANCE FOR A/R TENANTS	-1,926,006	-1,926,006	0	-1,926,006	0
A/R - TENANT	-277,896	-404,875	126,979	-751,535	473,639
P-NOTES OUTSTANDING	697,088	694,945	2,144	691,216	5,872
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	2,691,396	2,689,252	2,144	2,685,524	5,872
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	241,157	239,070	2,087	-77	241,234
PREPAID SOFTWARE EXP	13,017	41,745	-28,728	171,705	-158,688
PREPAID MED FSA SEC 125	8,750	7,457	1,294	-1,633	10,383
PREPAID CREDIT CARDS	0	0	0	2,026	-2,026
PREPAID OTHER	15,220	15,220	0	258,701	-243,481
PREPAID ASSETS	278,145	303,492	-25,347	430,722	-152,577
INTERFUND BALANCE	-1,700	-1,700	0	0	-1,700
INTER-FUND DUE FROM {COCC}	947,049	815,691	131,358	0	947,049
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	0	-201,683
INTER-FUND DUE FROM {9EC}	449,513	449,974	-461	0	449,513
INTER-FUND DUE FROM {9KCC}	76,951	76,804	147	0	76,951
INTER-FUND DUE FROM {9NOAH}	114,495	114,391	104	0	114,495
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	0	20,382
INTER-FUND DUE FROM {9FAR}	115,649	115,528	121	0	115,649
INTER-FUND DUE FROM {9BV}	80,430	80,391	39	0	80,430
INTER-FUND DUE FROM {9CR1}	9,300	9,230	69	0	9,300
INTER-FUND DUE FROM {9CR2}	8,751	8,699	52	0	8,751
INTER-FUND DUE FROM {VILLAS}	63,081	27,153	35,928	0	63,081
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,635	-154,347	-288	0	-154,635
INTER-FUND DUE FROM {HCV MV}	51,294	44,578	6,716	0	51,294
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	0	37,650
INTER-FUND DUE FROM {MOD REHAB}	17,853	17,833	20	0	17,853
INTER-FUND DUE FROM {FOUND}	110,147	110,147	0	0	110,147
INTER-FUND DUE FROM {PUB HSG}	1,871,522	1,864,717	6,805	0	1,871,522
INTER-FUND DUE FROM {ROSS GRANT}	319,396	301,434	17,963	0	319,396
INTER-FUND DUE FROM {FSS GRANT}	-53,124	-77,789	24,664	309,665	-362,789
INTER-FUND DUE FROM {CNI GRANT}	1,062,189	989,803	72,386	776,143	286,046
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	0	15,794
INTER-FUND DUE FROM {EHV}	833,729	833,748	-19	0	833,729
INTER-FUND DUE FROM {RCHC}	10,291	9,786	505	0	10,291
INTER-FUND DUE FROM	5,557,941	5,261,832	296,108	1,085,808	4,472,133
TOTAL CURRENT ASSETS	21,587,142	18,599,979	2,987,163	14,257,933	7,329,209
LAND	8,020,156	8,020,156	0	8,299,143	-278,987
BUILDINGS	145,037,685	145,037,685	0	151,619,336	-6,581,651
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	40,782,074	40,747,774	34,301	45,207,716	-4,425,642
CONTRACT WORK IN PROCESS	3,854,661	3,423,359	431,302	2,896,441	958,220
WIP - PREDEVELOPMENT	805,936	805,936	0	829,036	-23,100
WIP - INS PROCEEDS/REPAIRS	379,865	376,420	3,445	332,998	46,867
DWELLING EQUIPMENT	5,634,498	5,632,061	2,437	4,746,871	887,627
SITE IMPROVEMENTS	6,295,737	6,295,737	0	5,204,573	1,091,164
OFFICE EQUIPMENT	228,203	228,203	0	228,203	0
MAINTENANCE EQUIPMENT	362,701	362,701	0	349,433	13,268
COMMUNITY SPACE EQUIPMENT	71,734	71,734	0	71,734	0
COMPUTER EQUIPMENT	82,530	82,530	0	82,530	0
AUTOMOTIVE EQUIPMENT	2,473,869	2,108,063	365,806	2,216,888	256,981
SECURITY EQUIPMENT	1,299,823	1,299,823	0	1,336,001	-36,178
ACCUM DEPR - BUILDINGS	-117,504,482	-117,087,469	-417,013	-120,105,497	2,601,015
ACCUM DEPR - COMMERCIAL	-283,636	-282,424	-1,212	-277,576	-6,061
ACCUM DEPR - BUILDING ACQUISITION	-319,931	-318,567	-1,364	-313,113	-6,818
ACCUM DEPR - INELIGIBLE BLDG	-60,174	-59,907	-267	-58,839	-1,335
ACCUM DEPR - BUILDING IMPROVEMENTS	-25,782,869	-25,646,482	-136,388	-27,235,150	1,452,281
ACCUM DEPR - DWELLING EQUIPMENT	-3,303,509	-3,241,361	-62,148	-2,480,634	-822,875
ACCUM DEPR - SITE IMPROVE	-3,910,928	-3,888,014	-22,914	-3,119,547	-791,382
ACCUM DEPR - OFFICE EQUIPMENT	-228,203	-228,203	0	-227,189	-1,014
ACCUM DEPR - MAINTENANCE EQUIPMENT	-339,630	-338,421	-1,210	-288,737	-50,893

ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-71,734	-71,734	0	-71,734	0
ACCUM DEPR - COMPUTER EQUIPMENT	-66,703	-65,872	-831	-62,550	-4,153
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,310,216	-1,935,351	-374,865	-2,007,939	-302,277
ACCUM DEPR - SECURITY EQUIPMENT	-1,146,368	-1,143,037	-3,331	-1,145,296	-1,071
FIXED ASSETS	60,946,901	61,131,153	-184,252	66,972,915	-6,026,014
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	160,000	0	0	160,000
NOTES RECEIVABLE	7,090,674	7,090,674	0	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	75,776,395	75,960,647	-184,252	89,804,077	-14,027,683

TOTAL ASSETS**97,363,537 94,560,626 2,802,910 104,062,011 -6,698,474****LIABILITIES AND EQUITY****LIABILITIES****ACCOUNTS PAYABLE**

ACCOUNTS PAYABLE -653,204 -138,280 -514,924 737,212 -1,390,416

ACCOUNTS PAYABLE**-653,204 -138,280 -514,924 737,212 -1,390,416**

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 188,852 192,135 -3,283 82,312 106,540

ACCRUED FRONT-LINE FEES 1,045,536 948,636 96,900 1,379,894 -334,358

ACCRUED FEES 1,962 2,733 -771 -199 2,161

ACCRUED FEES**1,236,350 1,143,504 92,846 1,462,007 -225,657****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 -20,594 -14,134 -6,459 -33 -20,561

ACCR WAGES & WITHHOLDINGS**-20,594 -14,134 -6,459 351,958 -372,551**

COMPENSATED ABSENCES - CURRENT 0 0 0 230,346 -230,346

COMP ABSENCES - CURRENT**0 0 0 230,346 -230,346**

TENANT SECURITY DEPOSIT 585,311 590,101 -4,790 601,644 -16,333

PET DEPOSIT 9,430 9,830 -400 11,430 -2,000

DEPOSIT REFUND ACCOUNT 44,108 44,108 0 79,046 -34,938

TENANT SECURITY DEPOSIT**638,848 644,038 -5,190 692,120 -53,272**

Deferred Revenue - HUD Funds 746,581 746,581 0 980,398 -233,817

TENANT PREPAID RENT 263,169 260,265 2,904 233,539 29,630

NO UNIT HOLDING ACCT 800 800 0 250 550

UNEARNED REVENUE**1,010,550 1,007,646 2,904 1,214,187 -203,637**

MORTGAGE PAYABLE - CURRENT 54,637 54,052 585 53,203 1,434

CURRENT PORTION OF DEBT**54,637 54,052 585 53,203 1,434**

CONTRACT RETAINAGE 934,627 914,563 20,064 798,406 136,222

OTHER CURRENT LIABILITIES**934,627 914,563 20,064 798,406 136,222**

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} 1,738,248 1,688,529 49,719 1,085,808 652,440

INTER-FUND DUE TO {HIOOPER} 90,777 90,777 0 0 90,777

INTER-FUND DUE TO {9EC} 246,044 88,976 157,068 0 246,044

INTER-FUND DUE TO {9KCC} 67,631 67,631 0 0 67,631

INTER-FUND DUE TO {9NOAH} 75,698 75,698 0 0 75,698

INTER-FUND DUE TO {9SEC} 345,280 335,061 10,218 0 345,280

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 25,000 0 0 25,000

INTER-FUND DUE TO {HCV ADM} 234,900 228,183 6,717 0 234,900

INTER-FUND DUE TO {PUB HSG} 1,321,214 1,321,214 0 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} 441 441 0 0 441

INTER-FUND DUE TO {EHV} 914 914 0 0 914

INTER-FUND DUE TO {6SCDEV18} 1,427,259 1,354,873 72,386 0 1,427,259

INTER-FUND DUE TO**5,626,937 5,330,828 296,108 1,085,808 4,541,129****TOTAL CURRENT LIABILITIES****8,879,250 8,993,316 -114,066 6,676,346 2,202,904**

MORTGAGE PAYABLE 1,362,741 1,367,438 -4,697 1,385,861 -23,120

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	10,804,155	10,808,851	-4,697	10,827,275	-23,120
FSS ESCROW	781,755	760,610	21,145	649,440	132,314
FSS ESCROW	781,755	760,610	21,145	649,440	132,314
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	15,732,041	15,715,593	16,448	23,392,161	-7,660,120
TOTAL LIABILITIES	24,611,291	24,708,909	-97,618	30,068,507	-5,457,216
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	39,402,628	36,502,100	2,900,528	40,643,886	-1,241,258
RETAINED EARNINGS	39,402,628	36,502,100	2,900,528	40,643,886	-1,241,258
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	70,967,881	68,067,352	2,900,528	72,209,139	-1,241,258
TOTAL LIABILITIES AND EQUITY	97,363,537	94,560,626	2,802,910	104,062,011	-6,698,474
TOTAL OF ALL	0	0	0	0	0

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = ysl_js

	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES	11,671,076	6,682,829	4,988,248	8,093,968	3,577,109	41,071,171	33,414,143	7,657,028	35,027,177	6,043,994
EXPENSES	8,770,548	7,602,422	-1,168,126	8,102,448	-668,100	42,307,572	38,012,112	-4,295,459	37,127,561	-5,180,011
TRANSFERS	0	-196,875	-196,875	0	0	0	-984,375	-984,375	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
NET OPERATING INCOME (LOSS)	2,900,528	-722,719	3,623,247	-8,481	2,909,009	-1,241,258	-3,613,594	2,372,336	-2,101,383	860,125
ADJUSTED NET OPERATING INCOME (LOSS)	3,565,907	-43,185	3,609,091	239,576	3,326,331	2,166,312	-215,924	2,382,236	-862,931	3,029,243

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = ysl_is

	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	645,142	610,466	34,676	608,002	37,140	3,215,036	3,052,329	162,706	3,097,804	117,231
DWELLING RENTS SUBSIDY	121,206	19,779	101,427	35,367	85,839	694,470	98,895	595,575	175,323	519,147
TPA - RENT	0	0	0	0	0	0	0	0	-2,500	2,500
LATE FEES	18,100	13,856	4,244	15,545	2,555	93,623	69,281	24,342	73,574	20,049
LATE FEES (P-NOTES)	8,785	1,308	7,477	1,315	7,470	15,400	6,540	8,860	3,415	11,985
LEGAL FEES	0	15,622	-15,622	16,237	-16,237	0	78,111	-78,111	48,437	-48,437
MAINTENANCE FEES	5,120	32,651	-27,531	39,150	-34,030	50,787	163,255	-112,468	163,376	-112,589
OTHER TENANT REVENUE	6,070	3,255	2,815	1,798	4,272	24,663	16,275	8,387	43,994	-19,331
FRAUD RECOVERY REVENUE	150	1,053	-903	125	25	550	5,264	-4,714	1,150	-600
TOTAL TENANT REVENUES	804,572	697,990	106,582	717,539	87,033	4,094,528	3,489,950	604,578	3,604,573	489,955
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	529,414	567,049	-37,635	665,804	-136,390	2,813,532	2,835,245	-21,713	3,237,471	-423,939
HOUSING ASST PAYMENTS	4,965,521	4,275,517	690,004	4,788,925	176,596	22,918,323	21,377,584	1,540,739	20,119,443	2,798,880
ONGOING ADMIN FEES EARNED	302,734	346,603	-43,869	311,075	-8,341	1,560,861	1,733,014	-172,153	1,581,666	-20,805
REVENUES - HUD CAPITAL - HARD COSTS	399,877	0	399,877	740,858	-340,981	1,126,166	0	1,126,166	1,804,260	-678,094
REVENUES - HUD CAPITAL - SOFT COSTS	2,937,178	18,750	2,918,428	282,055	2,655,124	3,761,524	93,750	3,667,774	1,144,808	2,616,716
TOTAL HUD GRANTS AND SUBSIDY	9,134,724	5,207,919	3,926,805	6,788,717	2,346,007	32,180,406	26,039,593	6,140,813	27,887,647	4,292,758
TOTAL FEE REVENUE										
MANAGEMENT FEE	933,296	156,148	777,148	177,266	756,030	1,595,118	780,739	814,379	931,666	663,452
BOOKKEEPING FEE	45,998	46,777	-780	47,633	-1,635	232,230	233,887	-1,657	238,778	-6,548
FRONT LINE SERVICE FEE	240,315	194,075	46,240	244,330	-4,015	935,264	970,377	-35,112	1,033,382	-98,117
FRONT LINE SERVICE FEE (IT)	5,138	6,035	-897	9,604	-4,466	26,887	30,176	-3,288	37,128	-10,240
OTHER FEES FOR SERVICE	1,962	585	1,377	63	1,899	21,374	2,926	18,448	136	21,238
TOTAL FEE REVENUE	1,226,708	403,621	823,087	478,895	747,814	2,810,874	2,018,104	792,770	2,241,088	569,786
OTHER GOV'T GRANTS/DONATIONS	92,685	197,895	-105,210	55,748	36,937	2,443,708	989,476	1,454,233	669,087	1,774,621
TOTAL OTHER GOV'T GRANTS DONATIONS	92,685	197,895	-105,210	55,748	36,937	2,443,708	989,476	1,454,233	669,087	1,774,621
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,322	2,574	-1,252	1,892	-570	7,309	12,868	-5,559	12,852	-5,543
TOTAL INTEREST INCOME - MAIN	1,322	2,574	-1,252	1,892	-570	7,309	12,868	-5,559	12,852	-5,543
INTEREST INCOME - OTHER	138,685	13,375	125,310	0	138,685	138,685	66,874	71,811	149,451	-10,766
TOTAL NON-CASH INT INCOME (HIO)	138,685	13,375	125,310	0	138,685	138,685	66,874	71,811	149,451	-10,766
INTEREST INCOME - RESTRICTED FUNDS	148	797	-649	535	-387	2,401	3,986	-1,585	5,160	-2,759
INT INCOME - RESTRICT FUNDS	148	797	-649	535	-387	2,401	3,986	-1,585	5,160	-2,759
OTHER INCOME										
NON-DWELLING RENTS	36,948	36,988	-40	35,862	1,086	181,956	184,938	-2,982	179,443	2,513
MISCELLANEOUS INCOME	31,625	69	31,557	50	31,575	76,626	343	76,283	375	76,251
COMMISSION INCOME	4,900	6,019	-1,119	6,506	-1,606	27,074	30,096	-3,022	29,866	-2,791
ADMINISTRATIVE FEES	6,663	1,416	5,247	1,598	5,065	14,940	7,082	7,859	7,161	7,779
DONATIONS - GENERAL	202	0	202	2	200	2,210	0	2,210	50	2,160
MISCELLANEOUS GRANT REVENUE	0	5,833	-5,833	0	0	0	29,167	-29,167	0	0
DEVELOPERS FEES	45,792	108,333	-62,541	0	45,792	120,364	541,667	-421,303	0	120,364
GAIN/LOSS ON SALE OF FIXED ASSET	12,634	0	12,634	2,960	9,674	-1,793,899	0	-1,793,899	6,094	-1,799,993
INSURANCE PROCEEDS	16,933	0	16,933	3,665	13,268	252,176	0	252,176	234,330	17,846
TOTAL OTHER INCOME	155,697	158,658	-2,961	50,642	105,055	-1,118,553	793,292	-1,911,846	457,319	-1,575,873
PASSTHROUGH RAD REVENUE	116,535	0	116,535	0	116,535	511,814	0	511,814	0	511,814
TOTAL PASSTHROUGH RAD REVENUE	116,535	0	116,535	0	116,535	511,814	0	511,814	0	511,814
TOTAL REVENUES	11,671,076	6,682,829	4,988,248	8,093,968	3,577,109	41,071,171	33,414,143	7,657,028	35,027,177	6,043,994
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	571,620	631,949	60,330	862,090	290,470	3,000,224	3,159,746	159,522	2,950,746	-49,478
ADMIN CASUAL LABOR	55,493	15,616	-39,877	14,826	-40,667	213,023	78,080	-134,942	90,967	-122,055
ALLOC ADMIN SALARIES	-25,909	-9,165	16,744	-25,130	779	-99,294	-45,823	53,470	-94,826	4,468
TOTAL ADMIN SALARIES	601,204	638,401	37,197	851,786	250,582	3,113,953	3,192,003	78,050	2,946,888	-167,065
AUDIT EXPENSE	24,201	12,994	-11,207	68,884	44,684	32,713	64,968	32,255	71,759	39,046
MANAGEMENT FEE	933,296	155,817	-777,479	177,266	-756,030	1,595,118	779,083	-816,035	931,666	-663,452
BOOKKEEPING FEE	45,998	46,570	573	47,633	1,635	232,230	232,852	622	238,778	6,548
NIFA MONITORING FEE	0	510	510	0	0	9,270	2,549	-6,721	4,020	-5,250
TOTAL ADMINISTRATIVE FEE	1,003,494	215,891	-787,603	293,782	-709,711	1,869,331	1,079,453	-789,879	1,246,223	-623,109
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	1,599	5,611	4,013	6,431	4,832	955	28,056	27,101	31,998	31,044
ALLOC ADMIN EMP BENEFITS	0	635	635	0	0	0	3,176	3,176	0	0
ER MEDICAL/DENTAL INS - ADMIN	147,176	139,481	-7,696	130,894	-16,283	669,987	697,404	27,417	677,815	7,828
ER PENSION - ADMIN	68,722	34,578	-34,144	41,630	-27,093	157,336	172,890	15,554	140,098	-17,238
ER TAXES-ADMIN	42,847	48,095	5,248	63,995	21,148	228,921	240,474	11,553	231,443	2,522
TOTAL ADMIN EMPLOYEE BENEFITS	260,344	228,400	-31,944	242,949	-17,395	1,057,198	1,142,000	84,802	1,081,354	24,156
LEGAL SERVICES - OUTSIDE	691	21,155	20,465	28,713	28,022	38,486	105,777	67,291	105,080	66,594
TRAINING/CONFERENCE	5,670	5,560	-110	3,642	-2,028	25,211	27,800	2,589	22,012	-3,199
STAFF MEETING/RETREAT	219	271	52	223	5	2,225	1,354	-871	2,005	-220
TRAVEL	32	1,459	1,427	3,211	3,180	6,438	7,295	857	8,499	2,061
MILEAGE	785	568	-217	1,201	416	4,535	2,840	-1,695	2,812	-1,722
ADMIN VEHICLE - FUEL	2,147	6	-2,142	39	-2,109	7,485	28	-7,457	39	-7,447
ADMIN VEHICLE - MTCE & REPAIR	0	88	88	0	0	652	438	-214	510	-142

PUBLICATIONS	0	96	96	438	438	199	479	280	438	239
MEMBERSHIPS	1,895	1,738	-157	0	-1,895	7,731	8,692	961	9,627	1,896
PAYROLL PROCESSING FEE	10,381	4,161	-6,220	5,944	-4,437	36,806	20,804	-16,002	20,293	-16,512
TELEPHONE	13,749	13,343	-407	18,495	4,746	60,032	66,714	6,682	79,242	19,210
SAFETY EQUIPMENT/SUPPLIES	4,464	1,188	-3,276	1,770	-2,695	5,889	5,941	52	6,936	1,047
LEGAL SERVICES - INTERNAL	25,909	17,930	-7,978	25,130	-778	99,293	89,651	-9,642	94,826	-4,467
ALLOC INTERNAL LEGAL EXP	0	7,155	7,155	9,500	9,500	0	35,775	35,775	24,863	24,863
PRINTER SUPPLIES AND EXP	1,544	2,274	730	2,558	1,015	13,913	11,368	-2,545	13,456	-458
SOFTWARE EXP	97,407	38,783	-58,624	49,241	-48,166	246,912	193,916	-52,996	200,819	-46,093
FORMS AND PRINTING	0	0	0	0	0	3,125	0	-3,125	0	-3,125
OFFICE EXPENSE	1,279	2,261	982	1,347	68	10,091	11,303	1,212	13,621	3,531
OFFICE FURNISHINGS	676	865	189	1,204	528	43,028	4,323	-38,705	4,028	-38,999
POSTAGE	8,050	7,054	-996	6,500	-1,550	36,665	35,269	-1,396	35,731	-934
OFFICE SUPPLIES	5,011	4,884	-127	4,617	-394	23,503	24,420	917	26,909	3,405
OFFICE EQUIPMENT LEASES	396	3,744	3,349	3,366	2,970	20,005	18,722	-1,283	23,365	3,360
COMPUTER EQUIPMENT	3,759	10,060	6,301	6,387	2,628	31,281	50,301	19,020	57,375	26,094
NETWORK COMMUNICATION	4,620	6,731	2,111	8,211	3,590	37,878	33,655	-4,223	39,284	1,406
ADVERTISING /NEWSPAPER ADS	35	282	247	202	167	460	1,411	951	1,644	1,184
CABLE TV	420	420	0	443	23	2,608	2,100	-508	2,478	-130
EMPLOYEE HIRING & ADMIN EXP	3,390	2,889	-502	1,561	-1,829	19,424	14,443	-4,981	76,096	56,672
CONSULTING	51,818	5,685	-46,134	9,340	-42,479	89,093	28,423	-60,670	30,935	-58,157
BANK FEE	5,945	4,065	-1,879	4,842	-1,102	28,073	20,326	-7,747	19,239	-8,834
SECT & PORT OUT ADMIN FEES	6,241	0	-6,241	3,093	-3,148	27,014	0	-27,014	11,702	-15,312
LATE FEES	74	374	300	263	190	544	1,868	1,324	2,098	1,554
MISCELLANEOUS EXPENSE	0	3,753	3,753	28	28	-281	18,765	19,046	12,060	12,341
FEES - PERMITS	0	18	18	0	0	0	90	90	105	105
PROPERTY TAX	0	1,916	1,916	0	0	9,769	9,579	-190	11,425	1,656
RENTAL EXPENSE	820	3,030	2,210	2,016	1,196	15,011	15,149	138	16,321	1,310
IT SUPPORT - CONTR SERV	18,110	20,891	2,781	27,538	9,428	205,017	104,453	-100,564	105,414	-99,604
PROFESSIONAL FEES	0	171	171	998	998	0	856	856	998	998
DEVELOPER'S FEE	0	2	2	0	0	0	9	9	0	0
TOTAL OTHER ADMIN EXPENSES	275,536	194,867	-80,669	232,060	-43,476	1,158,112	974,335	-183,777	1,082,283	-75,829
FEE FOR SERVICE	5,138	6,229	1,091	9,604	4,466	26,887	31,145	4,257	37,128	10,240
TENANT RESTITUTION	0	3,948	3,948	15,000	15,000	2,090	19,742	17,652	26,500	24,410
TOTAL FEE FOR SERVICE	5,138	10,177	5,040	24,604	19,466	28,977	50,886	21,909	63,628	34,650
TOTAL ADMINISTRATIVE EXPENSES	2,145,716	1,287,736	-857,980	1,645,181	-500,535	7,227,572	6,438,678	-788,895	6,420,375	-807,197
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,402	4,768	367	6,410	2,008	22,479	23,842	1,363	21,977	-502
RESIDENT SERVICE CASUAL LABOR	4,925	6,691	1,766	6,750	1,825	28,795	33,454	4,659	33,088	4,293
TOTAL RESIDENT SERV SALARIES	9,327	11,459	2,133	13,160	3,833	51,274	57,295	6,021	55,064	3,791
RELOCATION EXPENSES	1,171	65,479	64,308	4,526	3,356	355,946	327,393	-28,553	345,874	-10,071
RELOCATION - MOVING EXPENSE	1,996	419	-1,576	460	-1,536	9,289	2,097	-7,192	3,326	-5,963
RELOCATION - MISCELLANEOUS	0	367	367	0	0	0	1,836	1,836	5,733	5,733
TOTAL RELOCATION EXPENSE	3,167	66,265	63,099	4,986	1,820	365,234	331,325	-33,909	354,934	-10,301
ER MEDICAL/DENTAL INS - RES SERV	2,149	1,985	-163	1,891	9,636	9,636	9,926	290	9,453	-183
ER PENSION - RES SERV	509	262	-247	353	-157	1,245	1,311	66	1,196	-49
ER TAXES-RES SERV	318	365	47	453	135	1,645	1,824	179	1,664	20
TOTAL RESIDENT SERV EMP BENEFITS	2,976	2,612	-364	2,697	-279	12,525	13,061	536	12,314	-212
YOUTH ACTIVITIES										
YOUTH ACTIVITIES	0	419	419	0	0	0	2,094	2,094	2,440	2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0	0	699	0	-699	0	-699
TOTAL YOUTH ACTIVITIES	0	419	419	0	0	699	2,094	1,395	2,440	1,741
RESIDENT SERVICES EXPENSE	300	8,119	7,819	2,826	2,526	326,037	40,594	-285,443	5,069	-320,967
RESIDENT SERVICES EVENTS & ACTIVITIES	37	1,585	1,548	0	-37	5,556	7,925	2,370	9,233	3,678
RESIDENT FUND - STIPENDS	3,981	4,571	590	1,783	-2,198	15,658	22,855	7,197	12,695	-2,963
RESIDENT FUND - MEETING EXPENSES	603	484	-119	437	-166	2,987	2,418	-569	2,818	-170
RESIDENT FUND - OTHER	2,073	0	-2,073	0	-2,073	2,026	0	-2,026	-800	-2,826
TOTAL RESIDENT FUND	6,993	14,758	7,765	5,045	-1,948	352,264	73,792	-278,471	29,015	-323,248
FRONT LINE SERVICE FEE	240,315	192,058	-48,257	205,985	-34,331	934,795	960,291	25,496	855,943	-78,851
TOTAL FEE FOR SERVICE	240,315	192,058	-48,257	205,985	-34,331	934,795	960,291	25,496	855,943	-78,851
TOTAL OTHER RESIDENT SERVICES	262,778	287,572	24,794	231,873	-30,905	1,716,791	1,437,859	-278,932	1,309,710	-407,081
TOTAL RESIDENT SERVICE EXPENSES	262,778	287,572	24,794	231,873	-30,905	1,716,791	1,437,859	-278,932	1,309,710	-407,081
COVID-19 EXPENSES										
COVID-19 (COMPUTER EQUIPMENT)	0	0	0	-130	-130	0	0	0	-130	-130
TOTAL COVID-19 EXPENSES	0	0	0	-130	-130	0	0	0	-130	-130
UTILITY EXPENSES										
UTILITY - WATER	20,785	25,168	4,383	43,478	22,694	129,669	125,839	-3,829	127,078	-2,591
UTILITY - ELECTRIC	105,437	108,940	3,502	110,598	5,161	632,809	544,698	-88,111	903,205	270,396
UTILITY - GAS	9,095	38,311	29,216	43,412	34,317	264,268	191,556	-72,712	267,650	3,382
UTILITY - SEWER	30,785	35,195	4,410	64,677	33,892	190,826	175,976	-14,851	193,252	2,426
TOTAL UTILITY EXPENSES	166,102	207,614	41,512	262,166	96,064	1,217,571	1,038,068	-179,503	1,491,184	273,613
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	220,645	282,048	61,403	383,518	162,872	1,231,888	1,410,242	178,353	1,354,026	122,137
MAINTENANCE CASUAL LABOR	3,677	27	-3,649	0	-3,677	12,446	136	-12,311	0	-12,446
ALLOC MAINT SALARIES	0	-8,270	-8,270	0	0	0	-41,350	-41,350	0	0
CUSTODIAN SALARIES	0	8,105	8,105	0	0	0	40,527	40,527	0	0
TOTAL MAINTENANCE SALARIES	224,322	281,911	57,589	383,518	159,196	1,244,334	1,409,554	165,220	1,354,026	109,691
MAINTENANCE MATERIALS										
APPLIANCES	14,890	17,220	2,330	14,718	-172	48,511	86,101	37,589	88,259	39,747
DWELLING EQUIPMENT	0	112	112	0	0	5,328	559	-4,769	782	-4,546
PAINT	3,574	7,961	4,386	7,368	3,793	28,492	39,804	11,312	39,597	11,105
CLEANING SUPPLIES	612	2,457	1,845	2,581	1,968	8,851	12,285	3,435	11,342	2,492
HVAC MATERIALS	1,288	5,656	4,368	60,738	59,450	15,017	28,282	13,266	91,790	76,773

LANDSCAPING MATERIALS	0	77	77	0	0	279	383	104	515	236
PLUMBING MATERIALS	12,385	20,589	8,204	12,651	265	53,708	102,944	49,236	114,440	60,732
ELECTRICAL MATERIALS	4,386	5,538	1,152	4,386	0	11,159	27,689	16,530	30,003	18,844
GASOLINE USAGE FOR MAINT VEHICLES	2,125	1,291	-834	183	-1,942	14,068	6,457	-7,611	11,986	-2,083
PEST CONTROL SUPPLIES	2,150	2,289	138	2,758	607	9,063	11,443	2,380	10,753	1,690
MAINTENANCE TOOLS	547	1,706	1,159	412	-135	6,147	8,532	2,385	12,270	6,123
MAINTENANCE MATERIALS	30,573	58,029	27,456	59,765	29,192	139,904	290,145	150,241	217,874	77,970
MAINTENANCE EQUIPMENT	1,165	192	-973	17	-1,148	-1,241	962	2,203	656	1,897
EARLY PAY DISCOUNT	0	-1,006	-1,006	-37	-37	-11,282	-5,028	6,254	-5,941	5,341
TOTAL MAINTENANCE MATERIALS	79,606	122,111	42,505	165,538	85,932	352,547	610,556	258,009	624,325	271,778
ELEVATORS - CONTRACTED SERV	8,568	9,672	1,104	16,811	8,243	52,099	48,361	-3,739	55,204	3,104
HVAC - CONTRACTED SERV	26,012	19,798	-6,215	30,113	4,100	243,481	98,989	-144,492	167,826	-75,655
LAWNS - CONTRACTED SERV	27,280	27,722	442	10,945	-16,335	77,035	138,608	61,573	84,319	7,284
MATS/UNIFORMS - CONTRACTED SVCE	763	929	166	735	-28	5,930	4,646	-1,284	6,029	99
PEST CONTROL - CONTRACTED SERV	507	4,767	4,260	4,267	3,760	4,712	23,834	19,122	24,552	19,840
SNOW REMOVAL - CONTRACTED SERV	16,114	8,368	-7,746	12,620	-3,494	75,962	41,838	-34,125	89,069	13,107
TRASH - CONTRACTED SERV	17,518	7,801	-9,717	29,190	11,672	104,318	39,004	-65,314	-1,479	-105,797
LANDFILL FEES - CONTRACTED SERV	332	428	95	292	-40	1,626	2,138	512	938	-689
CLEANING - CONTRACTED SERV	73,810	59,894	-13,916	43,441	-30,369	269,332	299,470	30,138	289,375	20,042
PAINTING - CONTRACTED SERV	8,247	14,397	6,150	12,852	4,605	70,513	71,983	1,470	72,741	2,228
ARBORIST - CONTRACTED SERV	52,135	6,295	-45,840	11,500	-40,635	69,135	31,475	-37,660	40,740	-28,395
FLOORING REPL - CONTRACTED SERV	45,151	9,459	-35,691	55,161	10,011	179,175	47,296	-131,880	254,409	75,233
OUTDOOR CLEANING - CONTRACTED SERV	0	141	141	0	0	0	703	703	11,700	11,700
CONCRETE WORK - CONTRACTED SERV	4,630	310	-4,320	1,630	-3,000	6,580	1,551	-5,029	1,807	-4,773
ELECTRICAL - CONTRACTED SERV	5,048	10,297	5,249	7,424	2,377	55,798	51,483	-4,315	64,377	8,579
LANDSCAPE - CONTRACTED SERV	0	1,235	1,235	500	500	2,816	6,173	3,357	5,975	3,159
PLUMBING - CONTRACTED SERV	-218,681	11,175	229,856	1,880	220,560	55,711	55,876	164	117,796	62,085
ROOF REPAIRS - CONTRACTED SERV	4,189	1,148	-3,041	2,280	-1,909	13,614	5,741	-7,873	13,834	220
EXTERIOR REPAIRS - CONTRACTED SERV	5,200	1,921	-3,279	2,225	-2,975	41,521	9,607	-31,914	20,749	-20,772
VEHICLE MAINTENANCE & REPAIR	3,473	5,573	2,100	5,309	1,836	26,146	27,866	1,720	31,952	5,806
MAINTENANCE EQUIPMENT REPAIR	0	1,601	1,601	1,012	1,012	4,522	8,006	3,484	7,980	3,458
WINDOWS/DOORS REPL - CONTRACTED SERV	4,142	15,707	11,565	22,992	18,850	47,345	78,534	31,189	87,697	40,353
VACANT TURNOVER - CONTRACTED SERV	600	850	250	0	-600	53,724	4,251	-49,473	6,451	-47,273
INSPECTIONS - CONTRACTED SERV	23,268	1,801	-21,466	760	-22,508	141,273	9,007	-132,266	65,861	-75,411
INTERIOR REPAIRS - CONTRACTED SERV	74,886	4,330	-70,557	129,258	54,372	401,527	21,648	-379,878	437,378	35,851
FIRE SAFETY - CONTRACTED SERVICES	10,422	21,012	10,589	21,561	11,139	82,970	105,059	22,089	176,637	93,667
OTHER - OUTSIDE MAINT	0	283	283	0	0	0	1,416	1,416	6,600	6,600
HAZMAT - CONTRACTED SERV	29,000	1,638	-27,362	0	-29,000	118,494	8,189	-110,306	106,111	-12,383
RADON - CONTRACTED SERV	0	93	93	395	395	1,125	464	-662	2,090	965
DWELLING/MECHANICAL UPGRADES - CONTR	0	68	68	0	0	0	342	342	398	398
SITE DEVELOPMENT	-26,602	0	26,602	0	26,602	-26,602	0	26,602	0	26,602
ALLOC INSPECTIONS EXPENSE	1,962	585	-1,377	63	-1,899	21,374	2,926	-18,448	136	-21,238
TOTAL MAINT SERVICES AND CONTRACTS	197,974	249,296	51,322	425,216	227,242	2,201,259	1,246,481	-954,778	2,249,253	47,994
MAINTENANCE EMPLOYEE BENEFITS	803	1,818	1,015	163	-640	79	9,092	9,013	1,440	1,361
ALLOC MAINT EMP BENEFITS	0	-1,640	-1,640	0	0	0	-8,202	-8,202	0	0
ER MED/DENTAL INS - MAINT	75,812	65,124	-10,688	63,071	-12,741	336,148	325,620	-10,528	321,983	-14,164
ER PENSION - MAINT	29,142	15,513	-13,630	19,946	-9,196	65,789	77,563	11,774	64,386	-1,403
ER TAXES - MAINT	16,387	21,577	5,190	28,244	11,857	93,709	107,883	14,174	106,816	13,107
ER PENSION - GROUND CREW	0	124	124	0	0	0	618	618	0	0
TOTAL MAINT EMPLOYEE BENEFITS	122,144	102,515	-19,629	111,424	-10,719	495,725	512,575	16,850	494,625	-1,100
TOTAL MAINTENANCE EXPENSES	624,045	755,833	131,788	1,085,696	461,651	4,293,865	3,779,166	-514,699	4,722,229	428,364
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	0	0	22,890	22,890	0	0	0	102,845	102,845
TOTAL PROTECTIVE SERV SALARIES	0	0	0	22,890	22,890	0	0	0	102,845	102,845
FRONT LINE SERVICE FEES	0	0	0	38,345	38,345	470	0	-470	177,438	176,968
TOTAL FEE FOR SERVICE	0	0	0	38,345	38,345	470	0	-470	177,438	176,968
GUARDS - CONTRACTED SECURITY	43,300	0	-43,300	0	-43,300	309,925	0	-309,925	123,036	-186,889
SECURITY & MONITORING	34,100	4,549	-29,551	3,228	-30,872	179,267	22,744	-156,523	28,297	-150,970
SECURITY - CONTRACTED SERV	0	69,146	69,146	20,066	20,066	276,411	345,732	69,321	27,800	-248,611
SECURITY EQUIPMENT & MATERIALS	3,318	56,906	53,588	165,603	162,285	21,289	284,528	263,239	331,090	309,800
TOTAL SECURITY EXPENSE	80,718	130,601	49,883	188,897	108,179	786,891	653,004	-133,888	510,222	-276,669
ER MEDICAL/DENTAL INS - SECURITY	0	0	0	1,052	1,052	0	0	0	4,681	4,681
ER PENSION - SECURITY	0	0	0	1,066	1,066	0	0	0	4,713	4,713
ER TAXES - SECURITY	0	0	0	1,762	1,762	0	0	0	8,842	8,842
TOTAL SECURITY EMPLOYEE BENEFITS	0	0	0	3,880	3,880	0	0	0	18,236	18,236
TOTAL PROTECT SERVICE EXPENSES	80,718	130,601	49,883	254,012	173,294	787,361	653,004	-134,357	808,741	21,380
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	53,206	31,086	-22,120	19,942	-33,264	214,099	155,428	-58,671	203,497	-10,602
INSURANCE - PROPERTY	139,356	73,646	-65,710	79,195	-60,161	401,765	368,231	-33,533	414,738	12,973
INSURANCE - WORKERS COMP	12,794	27,254	14,460	17,987	5,193	95,684	136,271	40,587	129,597	33,913
TOTAL INSURANCE EXP	205,356	131,986	-73,370	117,124	-88,232	711,548	659,931	-51,617	747,832	36,284
BAD DEBT EXPENSE	-1,596	56,667	58,262	48,824	50,419	89,129	283,333	194,205	345,900	256,771
TOTAL BAD DEBT EXPENSE	-1,596	56,667	58,262	48,824	50,419	89,129	283,333	194,205	345,900	256,771
CLOSING COSTS	0	0	0	0	0	11,071	0	-11,071	0	-11,071
MORTGAGE INTEREST	5,951	5,630	-321	5,782	-170	28,631	28,149	-482	29,271	641
TOTAL LOAN INTEREST	5,951	5,630	-321	5,782	-170	28,631	28,149	-482	29,271	641
TOTAL GENERAL EXPENSES	209,711	194,283	-15,429	171,729	-37,982	840,378	971,413	131,035	1,123,003	282,625
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	0	0	0	4,284	4,284	0	0	0	4,284	4,284
CASUALTY LOSS CONTRACTS	0	0	0	0	0	4,102	0	-4,102	0	-4,102
NET CASUALTY LOSS	0	0	0	4,284	4,284	4,102	0	-4,102	4,284	182
TOTAL OTHER EXPENSES	0	0	0	4,284	4,284	4,102	0	-4,102	4,284	182

TOTAL OPERATING EXPENSES	3,489,070	2,863,638	-625,432	3,654,811	165,741	16,087,642	14,318,188	-1,769,454	15,879,398	-208,244
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	4,250,418	3,847,123	-403,295	3,954,058	-296,360	21,190,014	19,235,613	-1,954,401	18,922,266	-2,267,748
HAP EXPENSE - PORTABLE	142,806	67,074	-75,732	93,860	-48,946	670,566	335,370	-335,196	337,725	-332,841
HAP EXPENSE - PORTIN	29,542	0	-29,542	0	-29,542	63,132	0	-63,132	0	-63,132
UTILITY REIMBURSEMENT	111,382	145,054	33,672	151,662	40,280	564,437	725,272	160,835	749,719	185,282
TOTAL HAP EXPENSES	4,534,148	4,059,251	-474,897	4,199,581	-334,567	22,488,149	20,296,255	-2,191,894	20,009,710	-2,478,439
DEPRECIATION EXPENSE	665,378	679,534	14,156	248,057	-417,322	3,407,570	3,397,670	-9,900	1,238,453	-2,169,117
TOTAL DEPR & AMORT EXPENSE	665,378	679,534	14,156	248,057	-417,322	3,407,570	3,397,670	-9,900	1,238,453	-2,169,117
PASSTHROUGH RAD EXPENSE	81,952	0	-81,952	0	-81,952	324,211	0	-324,211	0	-324,211
TOTAL PASSTHROUGH RAD EXPENSE	81,952	0	-81,952	0	-81,952	324,211	0	-324,211	0	-324,211
TOTAL NON-OPERATING EXPENSES	5,281,478	4,738,785	-542,693	4,447,637	-833,841	26,219,930	23,693,925	-2,526,005	21,248,163	-4,971,767
TOTAL EXPENSES	8,770,548	7,602,423	-1,168,126	8,102,449	-668,100	42,307,572	38,012,113	-4,295,459	37,127,561	-5,180,011
TRANSFERS BET PROGRAMS & PROJECTS - IN	1,955,432	225,256	1,730,176	31,432	1,924,000	2,091,391	1,126,279	965,112	158,976	1,932,415
TRANSFERS BET PROGRAMS & PROJECTS - OUT	1,955,432	28,381	-1,927,051	31,432	-1,924,000	2,091,391	141,904	-1,949,487	158,976	-1,932,415
OPERATING TRANSFER - IN	0	0	0	0	0	79,062	0	79,062	0	79,062
OPERATING TRANSFER - OUT	0	0	0	0	0	79,062	0	-79,062	0	-79,062
TOTAL TRANSFERS	0	-196,875	-196,875	0	0	0	-984,375	-984,375	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)	2,900,528	-722,719	3,623,247	-8,481	2,909,009	-1,241,258	-3,613,594	2,372,336	-2,101,383	860,125
ADJUSTED NET OPERATING INCOME (LOSS)	3,565,907	-43,185	3,609,091	239,576	3,326,331	2,166,312	-215,924	2,382,236	-862,931	3,029,243

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

	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	558,783	527,471	31,312	611,255	-52,472	2,763,534	2,637,353	126,181	3,074,577	-311,043
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	529,414	567,049	-37,635	665,804	-136,390	2,813,532	2,835,245	-21,713	3,237,471	-423,939
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	1,146	-1,145	2	8,101	-8,099	8,803	-8,801
TOTAL NON-CASH INT INCOME (HIO)	133,113	11,828	121,285	0	133,113	133,113	59,138	73,974	143,710	-10,598
INT INCOME - RESTRICT FUNDS	28	393	-365	412	-383	1,023	1,967	-944	2,003	-980
OTHER INCOME										
TOTAL OTHER INCOME	53,046	26,222	26,824	35,343	17,703	354,277	131,111	223,167	383,703	-29,426
TOTAL REVENUES	1,274,384	1,134,583	139,801	1,313,959	-39,575	6,065,481	5,672,914	392,566	6,850,267	-784,786
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	286,455	294,461	8,005	390,365	103,909	1,418,291	1,472,304	54,013	1,687,887	269,597
RESIDENT SERVICE EXPENSES	219,962	172,910	-47,053	212,153	-7,810	889,793	864,549	-25,244	883,706	-6,086
UTILITY EXPENSES	153,134	173,932	20,797	246,617	93,482	1,096,818	869,658	-227,160	1,380,439	283,621
MAINTENANCE EXPENSES	499,624	536,654	37,030	676,098	176,473	2,713,915	2,683,270	-30,645	2,963,281	249,367
PROTECT SERVICE EXPENSES	74,246	119,086	44,840	192,871	118,625	685,903	595,428	-90,475	468,735	-217,168
GENERAL EXPENSES	79,534	118,177	38,643	127,534	48,000	552,965	590,885	37,919	779,653	226,687
OTHER EXPENSES	0	0	0	0	0	4,102	0	-4,102	0	-4,102
TOTAL OPERATING EXPENSES	1,312,956	1,415,219	102,263	1,845,636	532,680	7,361,786	7,076,093	-285,693	8,163,701	801,915
NON-OPERATING EXPENSES										
HAP EXPENSES	13,959	12,685	-1,274	15,764	1,805	69,185	63,427	-5,758	74,823	5,638
DEPR & AMORT EXPENSE	515,324	529,723	14,399	180,212	-335,112	2,582,429	2,648,613	66,183	898,143	-1,684,286
TOTAL NON-OPERATING EXPENSES	529,283	542,408	13,125	195,976	-333,307	2,651,614	2,712,039	60,425	972,966	-1,678,648
TOTAL EXPENSES	1,842,239	1,957,626	115,388	2,041,612	199,373	10,013,400	9,788,132	-225,268	9,136,667	-876,733
TOTAL TRANSFERS	-1,772,515	-102,305	1,670,209	31,432	1,803,947	-1,636,556	-511,527	1,125,028	158,976	1,795,532
NET OPERATING INCOME (LOSS)	1,204,660	-720,738	1,925,398	-759,084	1,963,745	-2,311,364	-3,603,691	1,292,327	-2,445,376	134,013
ADJUSTED NET OPERATING INCOME (LOSS)	1,719,984	-191,015	1,910,999	-578,872	2,298,856	271,065	-955,078	1,226,143	-1,547,233	1,818,298

Property = 7pubhsg 7cap
Budget Comparison
 Period = May 2026
 Book = Accrual ; Tree = ysl_is

	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	558,783	527,471	31,312	611,255	-52,472	2,763,534	2,637,353	126,181	3,074,577	-311,043
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	3,866,469	585,799	3,280,670	1,688,717	2,177,752	7,701,222	2,928,995	4,772,227	6,186,538	1,514,683
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	1,146	-1,145	2	8,101	-8,099	8,803	-8,801
TOTAL NON-CASH INT INCOME (HIO)	133,113	11,828	121,285	0	133,113	133,113	59,138	73,974	143,710	-10,598
INT INCOME - RESTRICT FUNDS	28	393	-365	412	-383	1,023	1,967	-944	2,003	-980
OTHER INCOME										
TOTAL OTHER INCOME	53,046	26,222	26,824	35,343	17,703	354,277	131,111	223,167	383,703	-29,426
TOTAL REVENUES	4,611,439	1,153,333	3,458,106	2,336,872	2,274,568	10,953,170	5,766,664	5,186,506	9,799,334	1,153,836
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	1,108,270	294,461	-813,809	390,980	-717,290	2,379,354	1,472,304	-907,050	1,693,999	-685,355
RESIDENT SERVICE EXPENSES	219,962	172,910	-47,053	212,153	-7,810	894,070	864,549	-29,522	886,221	-7,850
COVID-19 EXPENSES	0	0	0	-130	-130	0	0	0	-130	-130
UTILITY EXPENSES	153,134	173,932	20,797	246,617	93,482	1,096,818	869,658	-227,160	1,380,439	283,621
MAINTENANCE EXPENSES	494,506	555,404	60,898	921,213	426,707	3,614,264	2,777,020	-837,244	4,037,607	423,343
PROTECT SERVICE EXPENSES	75,683	119,086	43,402	197,871	122,187	688,892	595,428	-93,464	524,238	-164,654
GENERAL EXPENSES	79,534	118,177	38,643	127,534	48,000	552,965	590,885	37,919	779,653	226,687
OTHER EXPENSES	0	0	0	0	0	4,102	0	-4,102	0	-4,102
TOTAL OPERATING EXPENSES	2,131,089	1,433,969	-697,121	2,096,236	-34,853	9,230,466	7,169,843	-2,060,622	9,302,026	71,561
NON-OPERATING EXPENSES										
HAP EXPENSES	13,959	12,685	-1,274	15,764	1,805	72,440	63,427	-9,013	74,823	2,383
DEPR & AMORT EXPENSE	515,324	529,723	14,399	180,212	-335,112	2,582,429	2,648,613	66,183	898,143	-1,684,286
TOTAL NON-OPERATING EXPENSES	529,283	542,408	13,125	195,976	-333,307	2,654,869	2,712,039	57,170	972,966	-1,681,903
TOTAL EXPENSES	2,660,372	1,976,376	-683,996	2,292,212	-368,160	11,885,335	9,881,882	-2,003,452	10,274,992	-1,610,343
TOTAL TRANSFERS	155,101	-102,305	-257,407	31,432	-123,669	291,060	-511,527	-802,588	158,976	-132,084
NET OPERATING INCOME (LOSS)	1,795,966	-720,738	2,516,704	13,228	1,782,738	-1,223,224	-3,603,691	2,380,466	-634,634	-588,591
ADJUSTED NET OPERATING INCOME (LOSS)	2,311,290	-191,015	2,502,305	193,440	2,117,850	1,359,205	-826,671	2,185,876	263,509	1,095,696

HIO, Inc. (7hioinc)
Budget Comparison
 Period = May 2026
 Book = Accrual ; Tree = ysl_is

	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	81,441	78,513	2,929	96,784	-15,343	530,362	392,563	137,799	503,383	26,979
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	0	0	0	0
INT INCOME - RESTRICT FUNDS	120	385	-265	124	-4	1,378	1,924	-546	3,157	-1,779
OTHER INCOME										
TOTAL OTHER INCOME	33,955	13,685	20,270	13,633	20,322	-1,675,212	68,426	-1,743,638	66,167	-1,741,379
TOTAL REVENUES	115,516	92,583	22,933	110,540	4,975	-1,143,472	462,914	-1,606,385	572,707	-1,716,179
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	18,928	25,565	6,637	36,173	17,244	131,774	127,827	-3,947	166,461	34,688
RESIDENT SERVICE EXPENSES	24,694	13,730	-10,964	17,805	-6,889	98,785	68,648	-30,137	79,538	-19,247
UTILITY EXPENSES	9,261	11,292	2,031	11,969	2,708	93,452	56,458	-36,994	82,234	-11,218
MAINTENANCE EXPENSES	100,275	73,952	-26,323	124,274	23,999	454,442	369,760	-84,682	506,822	52,381
PROTECT SERVICE EXPENSES	4,655	4,811	155	29,346	24,691	65,272	24,053	-41,219	153,834	88,561
GENERAL EXPENSES	83,333	28,254	-55,079	18,645	-64,688	114,686	141,268	26,582	164,887	50,200
OTHER EXPENSES	0	0	0	4,284	4,284	0	0	0	4,284	4,284
TOTAL OPERATING EXPENSES	241,147	157,603	-83,544	242,495	1,348	958,411	788,014	-170,397	1,158,061	199,649
NON-OPERATING EXPENSES										
HAP EXPENSES	12,518	4,683	-7,835	5,325	-7,193	26,803	23,417	-3,386	29,511	2,708
DEPR & AMORT EXPENSE	70,924	72,763	1,840	55,601	-15,323	446,858	363,817	-83,041	277,429	-169,428
TOTAL NON-OPERATING EXPENSES	83,442	77,447	-5,995	60,926	-22,516	473,661	387,234	-86,427	306,940	-166,720
TOTAL EXPENSES	324,588	235,050	-89,539	303,421	-21,167	1,432,072	1,175,248	-256,824	1,465,001	32,929
TOTAL TRANSFERS	-155,101	-38,320	116,781	-31,432	123,669	-291,060	-191,598	99,462	-158,976	132,084
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	1,000	1,000
NET OPERATING INCOME (LOSS)	-53,972	-104,147	50,176	-161,449	107,477	-2,284,483	-520,737	-1,763,747	-734,317	-1,550,166
ADJUSTED NET OPERATING INCOME (LOSS)	16,952	-31,384	48,336	-105,848	122,800	-1,837,625	-156,920	-1,680,705	-456,888	-1,380,737

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = ysl_js

	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	26	-26	0	0	0	129	-129	150	-150
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,957,728	4,200,287	757,442	4,927,443	30,285	23,425,313	21,001,433	2,423,880	20,926,582	2,498,731
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	1,962	585	1,377	63	1,899	21,374	2,926	18,448	136	21,238
OTHER INCOME										
TOTAL OTHER INCOME	1,034	0	1,034	0	1,034	1,916	0	1,916	0	1,916
TOTAL REVENUES	4,960,724	4,200,898	759,827	4,927,506	33,218	23,448,604	21,004,488	2,444,116	20,926,868	2,521,736
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	297,604	287,534	-10,069	319,198	21,594	1,448,543	1,437,672	-10,870	1,313,954	-134,589
RESIDENT SERVICE EXPENSES	2,073	0	-2,073	0	-2,073	4,735	0	-4,735	-830	-5,565
MAINTENANCE EXPENSES	28,477	36,437	7,961	32,890	4,413	137,258	182,187	44,929	120,311	-16,947
GENERAL EXPENSES	3,014	4,932	1,918	3,226	211	22,251	24,659	2,408	22,948	697
TOTAL OPERATING EXPENSES	331,168	328,904	-2,264	355,313	24,145	1,612,787	1,644,518	31,732	1,456,382	-156,404
NON-OPERATING EXPENSES										
HAP EXPENSES	4,318,213	3,886,116	-432,097	4,010,664	-307,549	21,449,197	19,430,579	-2,018,618	19,094,093	-2,355,104
DEPR & AMORT EXPENSE	995	995	0	-415	-1,410	4,973	4,973	0	-415	-5,388
TOTAL NON-OPERATING EXPENSES	4,319,208	3,887,110	-432,097	4,010,248	-308,959	21,454,170	19,435,551	-2,018,618	19,093,678	-2,360,492
TOTAL EXPENSES	4,650,375	4,216,014	-434,361	4,365,561	-284,814	23,066,957	21,080,070	-1,986,887	20,550,060	-2,516,896
NET OPERATING INCOME (LOSS)	310,349	-15,116	325,465	561,945	-251,596	381,647	-75,582	457,229	376,808	4,839
ADJUSTED NET OPERATING INCOME (LOSS)	311,344	-14,121	325,465	561,530	-250,186	386,620	-70,609	457,229	376,393	10,227

Budget Comparison

Period = May 2026

Book = Accrual ; Tree = ysl_is

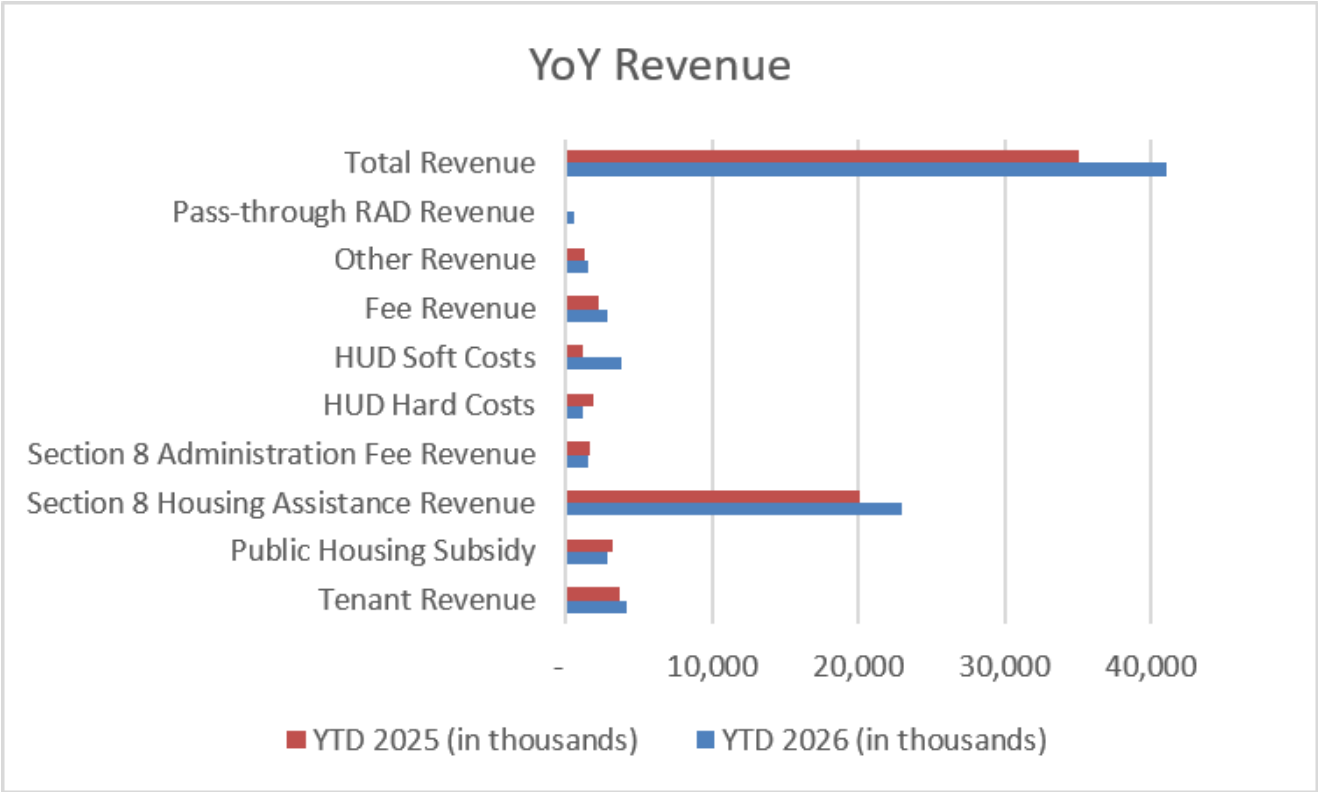
	May 2026	Budget	Variance	May 2025	Change	2026 YTD	Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	164,348	84,800	79,548	0	164,348	800,632	424,000	376,633	0	800,632
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	12,617	267,271	-254,654	0	12,617	63,089	1,336,356	-1,273,267	0	63,089
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,296	921	375	715	581	7,175	4,605	2,570	3,893	3,282
TOTAL NON-CASH INT INCOME (HIO)	0	1,214	-1,214	0	0	0	6,069	-6,069	0	0
INT INCOME - RESTRICT FUNDS	0	19	-19	0	0	0	95	-95	0	0
OTHER INCOME										
TOTAL OTHER INCOME	45,965	111,448	-65,483	0	45,965	168,419	557,240	-388,821	0	168,419
TOTAL PASSTHROUGH RAD REVENUE	116,535	0	116,535	0	116,535	511,814	0	511,814	0	511,814
TOTAL REVENUES	340,761	465,673	-124,912	715	340,045	1,551,130	2,328,365	-777,235	3,893	1,547,237
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	13,718	28,563	14,845	17,151	3,433	105,133	142,814	37,681	104,802	-331
RESIDENT SERVICE EXPENSES	13,286	22,884	9,598	478	-12,808	33,406	114,418	81,012	2,401	-31,005
UTILITY EXPENSES	56	16,760	16,703	0	-56	462	83,800	83,338	0	-462
MAINTENANCE EXPENSES	9,042	79,263	70,220	0	-9,042	52,180	396,313	344,134	0	-52,180
PROTECT SERVICE EXPENSES	379	5,141	4,762	0	-379	30,841	25,704	-5,137	0	-30,841
GENERAL EXPENSES	23,194	16,107	-7,087	210	-22,984	32,721	80,534	47,812	19,659	-13,062
TOTAL OPERATING EXPENSES	59,676	168,717	109,041	17,839	-41,837	254,744	843,584	588,840	126,863	-127,881
NON-OPERATING EXPENSES										
HAP EXPENSES	249,651	0	-249,651	0	-249,651	1,144,696	0	-1,144,696	0	-1,144,696
DEPR & AMORT EXPENSE	65,820	63,306	-2,515	0	-65,820	310,528	316,529	6,001	0	-310,528
PASSTHROUGH RAD EXPENSE	81,952	0	-81,952	0	-81,952	324,211	0	-324,211	0	-324,211
TOTAL NON-OPERATING EXPENSES	397,423	63,306	-334,118	0	-397,423	1,779,435	316,529	-1,462,906	0	-1,779,435
TOTAL EXPENSES	457,100	232,022	-225,077	17,839	-439,261	2,034,178	1,160,112	-874,066	126,863	-1,907,316
NET OPERATING INCOME (LOSS)	-116,339	233,651	-349,990	-17,123	-99,216	-483,048	1,168,253	-1,651,301	-122,969	-360,079
ADJUSTED NET OPERATING INCOME (LOSS)	-50,519	296,957	-347,476	-17,123	-33,396	-172,520	1,484,782	-1,657,302	-122,969	-49,551

May 31, 2026 Year-To-Date Financial Recap

CYTD:PTYD Performance

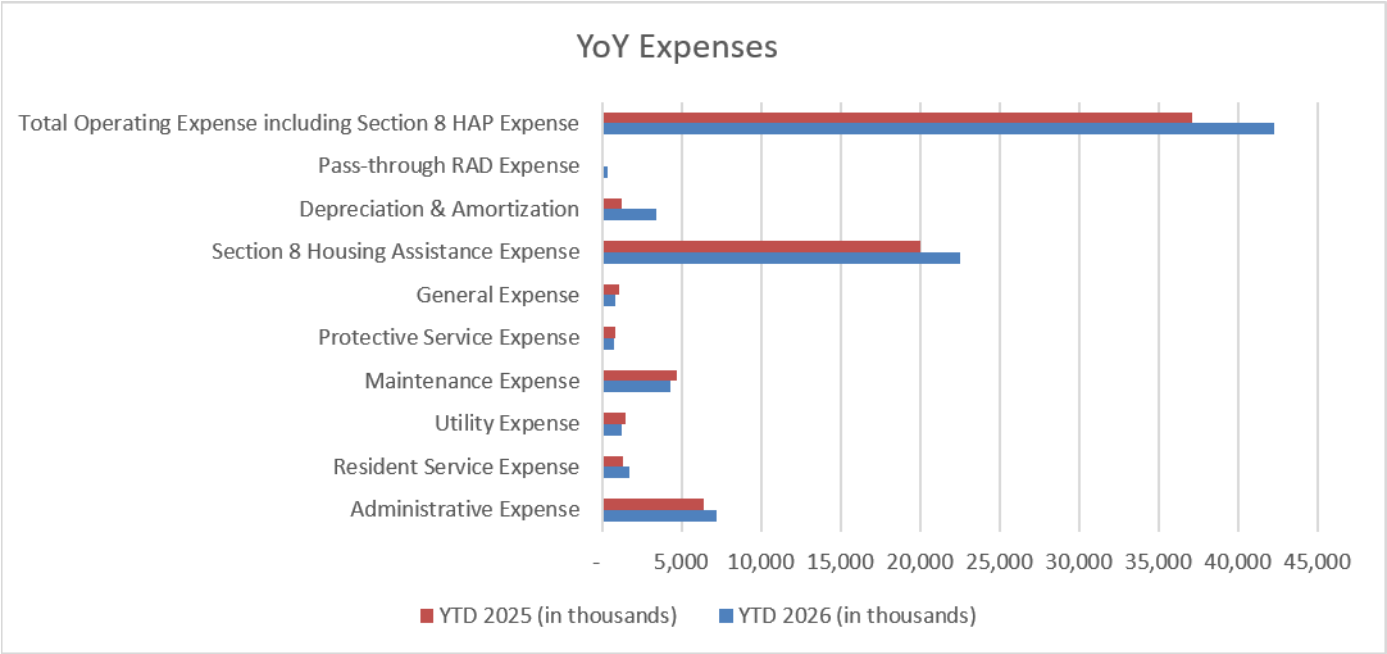
	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Total Revenue	41,071,171	35,027,177	17%
Total Expense, excluding Depreciation	38,900,002	35,889,108	8%
Adjusted Net Operating Income / (Loss)	2,166,312	(862,931)	

2025 & 2026 Revenue Trends



May 31, 2026 Year-To-Date Financial Recap

2025 & 2026 Expense Trends

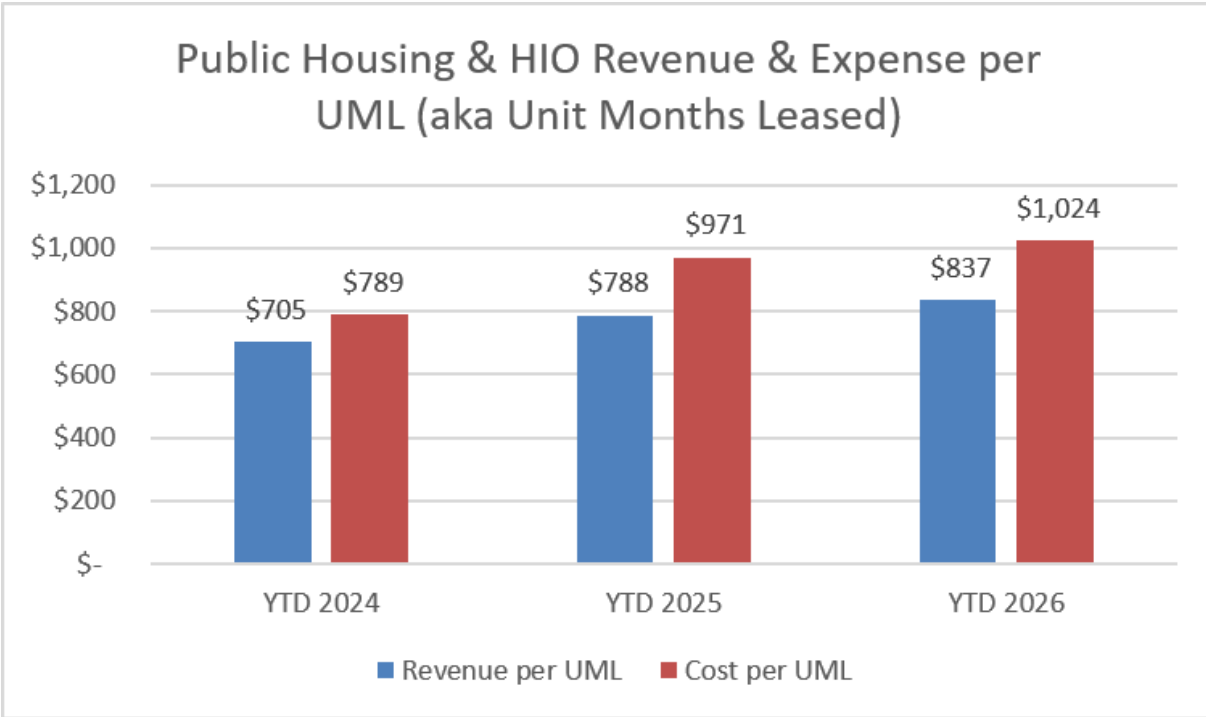
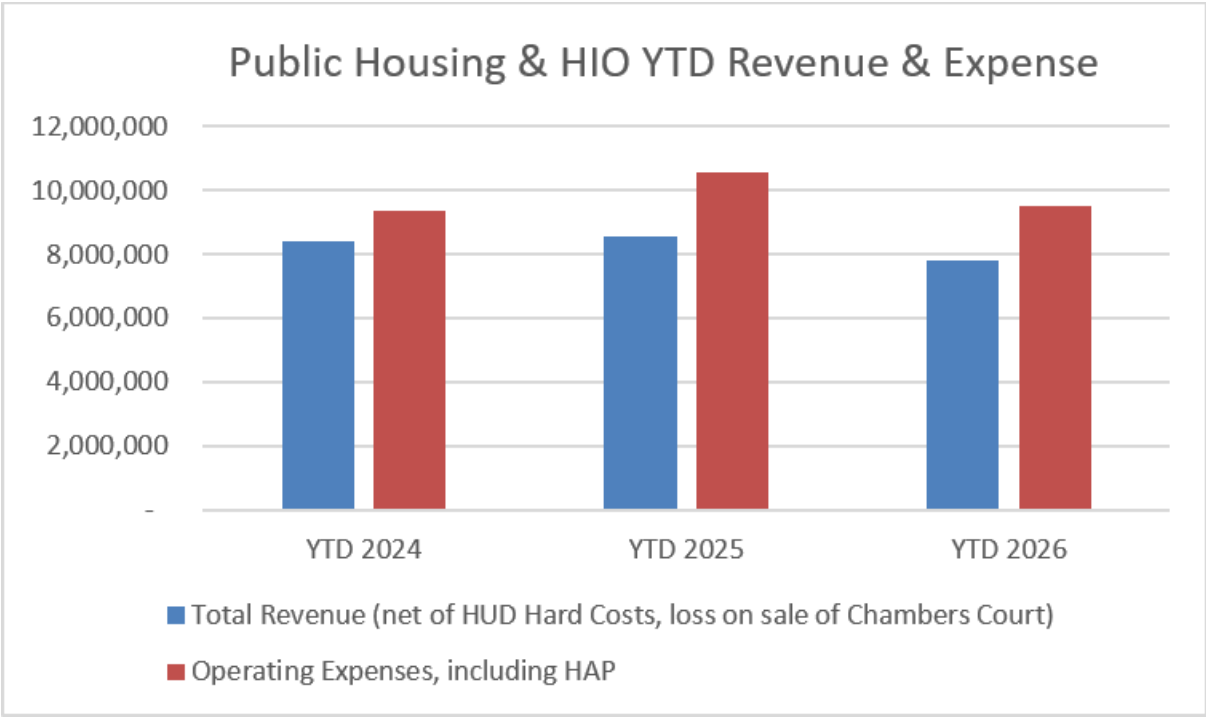


Section 8 Housing Choice Voucher Program

	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
SECTION 8 PROGRAM			
Section 8 Housing Assistance Revenue	22,918,323	20,119,443	14%
Section 8 Housing Assistance Expense	22,488,149	20,009,710	12%
Section 8 Program Net Income / (Loss)	430,174	109,733	

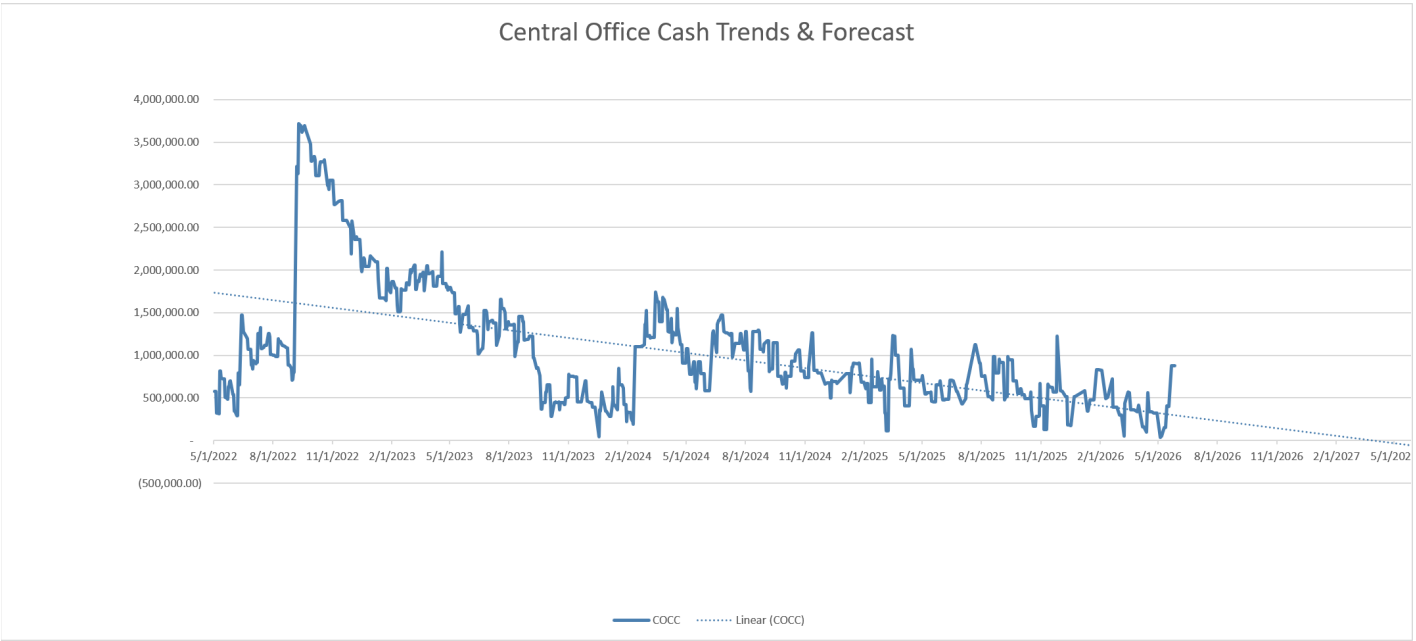
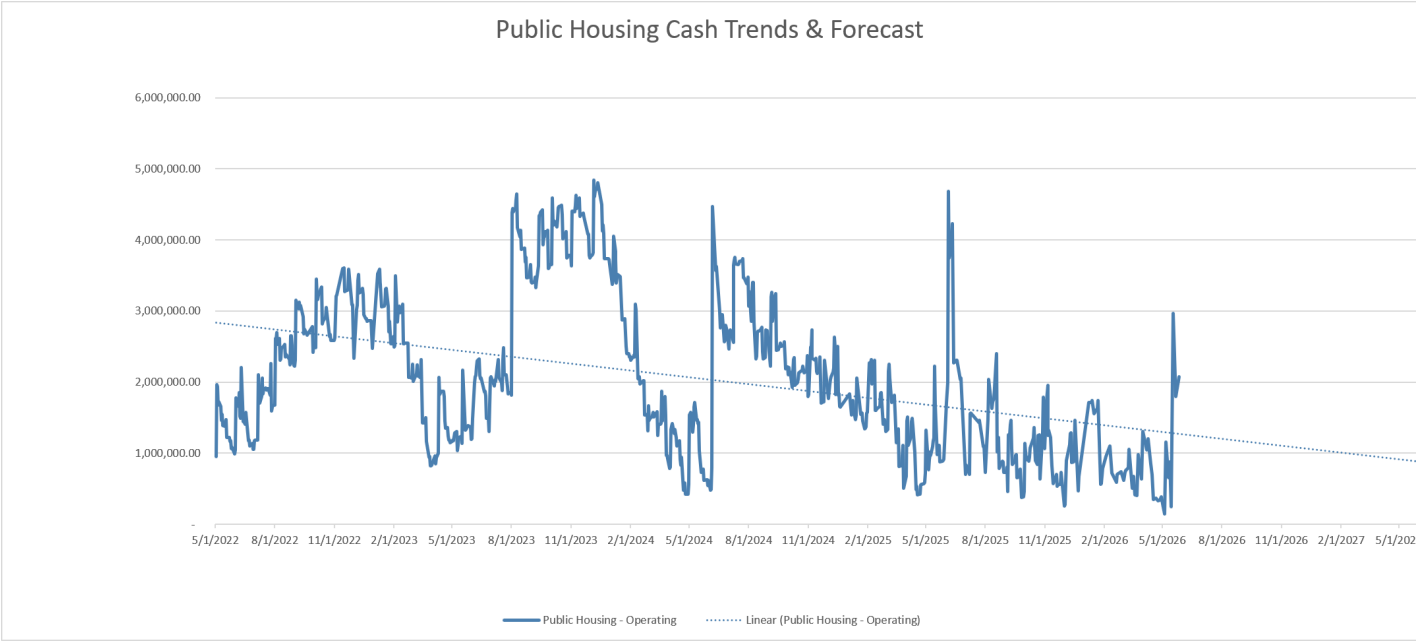
May 31, 2026 Year-To-Date Financial Recap

Public Housing & HIO Revenue & Expense Trends



May 31, 2026 Year-To-Date Financial Recap

Cash Trends



6.7. Development

Memorandum



To: OHA Board of Commissioners

From: Joy Kayode, Strategic Project Manager

Date: July 6, 2026

Re: Development Report

Choice Neighborhood Implementation Grant – Southside

Construction on the first phase of the Southside Terrace redevelopment (Cornerstone at Southside), was completed in April 2026. The Certificate of Occupancy was awarded on April 20, 2026. Lease up has been ongoing for several weeks and move ins are ongoing.

SST Phase 2 financial closing occurred in June 2025. To date, construction is ongoing. OHA will provide a more detailed construction completion and lease up timeline in the coming months.

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 tentatively 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.

SST Phase 3a closing is anticipated to occur late July 2026. SST Senior (phase 3b) closing is anticipated to occur late in the fourth quarter of 2026.

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

Scattered Site Housing

Lease up of Scattered Sites NE PBV units are ongoing. OHA staff will continue to lease up vacant units and provide additional updates in the coming months.

A section 18 disposition application is pending submission for the sale of 29 single-family scattered site units at fair market value. This disposition project will be referred to as the SCNE Sale.

A section 18 disposition application is pending submission for the conversion of 66 single-family scattered site units to the PBV program. This disposition project will be referred to as the SCNW PBV Conversion.

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 RAD/Section 18 conversion is ongoing. OHA is working with Brinshore to ensure that the required documentation is submitted for HUD review in advance of closing. The development team is scheduled to meet with HUD to discuss the transaction early June 2026. Closing is anticipated to occur early Q4 2026.

Conversion Summary

CURRENT/ONGOING Repositioning Projects						
OHA Asset	Status	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Pine Tower	CONVERTED – 11/21/2025	143	RAD/Section 18 Blend	Project-Based Vouchers (HCV Dept)	143	Pine Tower, LLC
Scattered Sites NE	CONVERSION COMPLETE – VACANCIES FILLED FROM RCH WAITLIST	117	PBV	Project-Based Vouchers (HCV Dept)	117	River City Housing
Kay Jay – Florence Towers	CLOSING ANTICIPATED Q3 2026	223 FT – 106 KJ - 117	RAD/Section 18 Blend	Project-Based Vouchers (HCV Dept)	223 FT – 106 KJ - 117	Kay Jay-Florence, LLC
UPCOMING Repositioning Projects						
SCNE	PENDING HUD REVIEW	29	Sale at FMR	No longer in OHA Portfolio	0	Various Owners
SCNW	PENDING SUBMISSION LATE Q2 2026	66	PBV	Project-Based Vouchers (HCV Dept)	66	River City Housing

6.8. Procurement/Contracting/Capital Budgets

Procurement Monthly Report – July 2026

<u>SOLICITATION ACTIVITY</u>		
Solicitation	Type	Anticipated Board Month
Multifamily Site Drainage	IFB	July
Scattered Site Lead Paint Repairs	IFB	August
Crown Tower Waterproofing Project	IFB	August
Farnam Exterior Repairs	IFB	August
Annex Exterior Repairs	IFB	August
Architectural and Engineering Services	RFQ	September

<u>CURRENT CONTRACT ACTIVITY</u>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Annex interior renovation	HHERS LLC	Renewal	Yes
Jackson unit modernization	TCI General Contracting	Renewal	Yes
RAD Capital Needs Assessment	[multiple]	Renewal	No
Stormwater drainage improvement	Midwest Excavating Services LLC	New Contract	Yes

<u>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATIONS)</u>			
Project	Vendor	Amount	Contract #
N/A			

Capital Improvements Monthly Report – July 2026

Capital Funds Project Status update as of 06/22/2026

Project	Comments
<u>COMPLETED</u>	
Key Management	Completed June 2026
Crown Tower Waterproofing A&E	Completed June 2026
Energy Audit	Completed June 2026

<u>IN PROGRESS</u>	
Jackson Unit Renovation	Estimated completion June 2026
Jackson Tower plumbing stack replacements	Estimated completion August 2026
SFH Window Replacements	Estimated completion September 2026
Annex Interior Renovation	Estimated completion September 2026
Alamo Apts. Exterior Repairs	Estimated completion October 2026

<u>IN DEVELOPMENT</u>	
Site Drainage Improvements	Solicitation complete, recommendation before Board
Lead Based Paint Remediation	Solicitation opens in June 2026
Farnam Elevator Replacement	Work expected to begin September 2026 (fabrication lead time)

Capital Funds ACTIVE Grant Status Update as of 06/22/2026

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$2,035,528	94.90%	\$2,145,000	100.00%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$6,139,794	85.32%	\$7,173,205	100.00%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$7,364,010	98.83%	\$7,433,097	100.00%	Obligation complete, expending
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$3,169,725	41.72%	\$5,302,099	69.79%	Obligation in progress
2026	Formula	\$7,710,467	4/1/2026	3/31/2028	3/31/2030	\$2,698,662	35.00%	\$2,698,662	35.00%	Obligation in progress

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: June 23, 2026

Re: Staffing Report Summary May 21, 2026 – June 23, 2026

Total Open Positions 6

Position(s)	Number of Positions Open	Department	Status
Administrative Assistant – Property Management	1	Property Management	Reviewing Applications
Lead Pest Control	1	Property Management	Reviewing Applications
Maintenance Repairer	2	Property Management	Checking References
HCV Accountant	1	Finance	Interviewing
Scattered Site Property Manager	1	Property Management	Interviewing

Total New Hires 5

Title	Number of Positions Filled	Department/Location
Administrative Assistant – Property Management	1	Property Management
Administrative Assistant – Housing Operations	1	Property Management
Maintenance Repairer	1	Property Management
Scattered Site Property Manager	1	Property Management
Program Coordinator	1	Intensive Services

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 1

Name	Old Title	New Title	Department	Date
Henry Bedsual	Paint Crew Leader	Maintenance Manager – Scattered Site	Property Management	TBD

Type of Termination	Number of Employees
Involuntary	6
Voluntary	1

Current Monthly Turnover Rate
4.30%

Annual Turnover Rate (7/2025 – 6/2026)
33.74%

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	145
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	N/A
Outreach Efforts	300 plus
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	5
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	10
New Enrollment (Case Management)	10
Number of New Community Partnerships	5
Number of Cultural/Recreational Activities (Soccer Training)	1
Referral to FSS/HOP	12
Food/Nutrition Program (TSF food program)	200 plus
Service Coordination with Property Management	30

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	150
New Enrollments	7
TANF Recipients	10
Face-to-Face Contact Visit	55
Virtual Contact Visit	8
Phone Visit	10
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	31
Employed Part-Time	10
Employment Referrals	25
Education Goals	25
Education Goals Met	160 MCC/UNO
Education Referrals	10
College Enrollment	5
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 (National Able program)	32
Job Readiness Training/Referral and Job Fair	200 plus
Direct Employment Leads/Flyers	300 plus
Post-Secondary Education (Certificate Programs/2/4-year University)	197

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-173 PH-37
TANF Recipients (Welfare to Work)	HCV-5 PH-5
Recommendation for Graduation	HCV-6 PH-1
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-2 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-8 PH-1
Employment/Job Training/Referrals (YTD)	85
Post-Secondary Education (YTD)	HCV-29 PH-10
Employed full-time (YTD)	HCV-126 PH-19
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	47
Asset Development (Escrows)	HCV-\$612,921.00 PH-\$63,174.00 Total-\$676,095.00
Life Skills	43
Service Coordination (PCC)	27
In-Person/Zoom/Phone Meetings	47
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 FSS coordinator training. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	\$106,504.00

How do We Impact OHA and the Community?

Board Report

Family and Community Services Department

ACHIEVEMENTS:***Program and Participant Updates***

- *Two tenants utilized their voucher and closed on their home.*
- *Staff continue to participate in the HUD online seminar.*
- *Working with UBT to schedule another NEED VS Wants workshops through the year.*
- *Participated in FSS office hours, during which HUD staff shared that FAM scores are expected to be released within the next few months. HUD is working to align renewals and consider increases in staffing positions based on FAM scores. HUD staff also reiterated the importance of monthly drawdowns, emphasizing that at least 75% of funds should be drawn down by September 2026. Additionally, HUD will begin conducting recaptures based on drawdown activity.*
- *OHA was awarded the FY2026 ROSS grant of \$554k for 3 years.*
- *Utilized \$2,073.32 in FSS Forfeiture fund to help FSS participant support her business.*
- *A. Thornton (\$20,058.72), A. Elsaesser (\$14,405.64.), M. Lemon (\$13,598.66), C. Johnson (\$ 16,713.22), D. Hudson (11,578.21) N. Chatmon (8,396.95) and C. Black (\$17,655.85) are being recommended for FSS graduation.*
- *6 residents received the NHLA's Education Scholarship.*
- *Tenant received the Neil Churchill Graduate Scholarship-C. Smith was awarded \$3,500.*
- *5 residents out of 21 receipts received Mary Lou Manzi Memorial Scholarship, B. Nunn awarded \$3,000, L. Thomas \$2,5000, S. Price \$2,000, H. Ourada \$2,000 and K. Washington \$4,000.*
- *10 out of 22 residents attended the Needs VS Wants workshop conducted by UBT.*
- *FSS staff have been communicating with OHA's IT department to place information on the portal regarding homeownership, financial education, and employment.*
- *Staff will be working on the ROSS Rapid Response Program grant.*
- *FSS staff are actively developing new community partnerships.*
- *Attended the CHDC follow up meeting to discuss next steps for Partnership.*
- *Staff is continuing to work with FSS Participants to complete the NLHA Scholarships.*

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

- *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. This month, 48 tenants attended the orientation to complete all the necessary paperwork. The program helps older adults build confidence, update job skills, and transition into unsubsidized employment while maintaining financial stability and community engagement.*

Board Report

Family and Community Services Department

Partnerships and Community Collaboration

- *Continue to meet with Omaha Public Schools (OPS) to discuss establishing a formal partnership with OHA and to focus on ensuring all students will read on grade level by 2030.*
- *Coordinators followed up with students regarding the Ann Goldstein Scholarship and other scholarships students have previously received. 9 students submitted their scholarship applications by the deadline.*
- *40 home visits were conducted across OHA communities to provide outreach support on educational assistance, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *An additional 15 home visits were conducted in May across OHA communities to provide outreach, follow-ups, educational assistance, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *Staff continue to meet with HWS regarding upcoming summer programs and events for students and families.*
- *Continue to communicate with residents through phone calls, text messages, and emails to increase awareness of available programs and upcoming events.*
- *Continue to post program announcements and service updates on community bulletin boards and digital platforms.*
- *Collaborated with property management staff to identify residents who may benefit from supportive services and referrals.*
- *Staff successfully completed MI OARS Background Zoom Training to strengthen their understanding of motivational interviewing principles and effective communication strategies. This training enhanced their ability to support students through goal setting, engagement, and positive behavior change conversations.*
- *Staff completed the Practical Skills for People Serving Communities training through Mental Health First Aid. This training provided valuable tools and strategies for recognizing, understanding, and responding to individuals experiencing mental health challenges, further enhancing the coordinator's ability to support students and community members effectively.*
- *Staff completed all required modules for the Mental Health First Aid training program. The comprehensive course took over eight hours to complete and provided in-depth instruction on recognizing signs of mental health challenges, offering initial support, and connecting individuals with appropriate resources and services at the end of training.*
- *Staff participated in the Employ OMA: Coalition Sharing meeting, collaborating with community partners to exchange information, discuss workforce development initiatives, and identify opportunities to better support students and job seekers. The meeting fostered networking, resource sharing, and coordinated efforts to strengthen employment pathways within the community.*
-
- *Staff participated in the second phase of Adult Mental Health First Aid training as well as Youth Mental Health First Aid training. These sessions provided advanced knowledge and practical skills for recognizing, understanding, and responding to mental health challenges affecting both adults and youth, strengthening the coordinator's ability to support students, families, and community members.*
- *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.*
- *Continued engagement with Heartland Workforce Solutions regarding the CRED program, which provides financial assistance for training, certification, and employment-related expenses.*

Board Report

Family and Community Services Department

- *Maintained a strong partnership with the BSR team to connect residents with employment opportunities and hiring agencies.*
- *Staff attended Coffee and Connects-Omaha Chambers to connect with community partners and business.*
- *Strong partnership with Creighton University's Highlander community hub, working together to support families, promote safety, and strengthen neighborhoods in North Omaha. This collaboration brings together OHA's commitment to safe, affordable housing with Creighton Highlander's focus on education, health, and community well-being. By working side by side, both organizations are helping ensure residents have access to resources that support stability, opportunity, and long-term success.*

Youth, Education, and Workforce Development

- *Continue to support tenants at Kay Jay and Florence during the repositioning/RAD process.*
- *Staff completed the mandatory annual survey for FSS.*
- *Hosted a financial literacy workshop focused on helping tenants distinguish between wants and needs as part of building strong budgeting habits.*
- *Out of the 37 students who graduated, 26 have already applied to their college of choice, demonstrating their commitment to continuing their education and taking the next steps toward achieving their academic and career goals.*
- *Completed our HUD-FSS Confirmatory Review with KC office.*
- *Of the 20 students who graduated, 10 were awarded the Susan T. Buffett Scholarship, providing them with valuable financial support as they pursue their post-secondary education goals.*
- *Staff 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 20 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 Malcolm Place.*
- *Organized youth enrichment activities with The Simple Foundation designed to promote teamwork, communication skills, and personal growth.*
- *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 45 OHA high school students.*

Health, Wellness, and Senior Services

- *Charles Drew Health Community Center continued providing mental health counseling at Highland Tower and deployed its mobile unit to other OHA Towers for basic health screenings.*
- *Through the Creighton University REACH program, five community health workers continue to attend nutrition and food education classes at Malcolm Place.*
- *New partnership-The Wellbeing to provide health disparities information and workshops to tenants at Evans tower.*
- *Distribute flyers to tenants, attended and participated in the Annual BFHWA Health Fair at North High School.*
- *Continued our partnership with Methodist College Mobile Diabetes Clinic to provide free on-site health screenings.*
- *UnitedHealthcare hosted 6 informational events, reaching over 50 residents.*
- *Integrity First Care provided in-home healthcare, companion services, housekeeping, transportation, and nursing assistance to more than 30 tenants this month at Underwood and Crown Tower.*

Board Report

Family and Community Services Department

- *GOCA/ENCAP continued serving senior residents at all 11 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 to support over 200 OHA/TSF college students through the Scott Foundation Scholarship, totaling over \$300,000 annually.*
- *Coordinators completed over 100 outreach efforts related to job fairs, employment opportunities, and community resources.*
- *Staff attended the SST CNI Groundbreaking event.*
- *Arch Well health- Assist our 30-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: Park North and Crown.*

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.*
- *Hiring Event at MXP Community Room*
- *Collaborate meeting with Lincoln Federal Saving Bank*
- *Back-2-School Planning meeting.*
- *Back-2-School event on August 13 at MXP.*
- *HUD-FSS office hours*
- *UBT Training/Workshop*
- *Health and Wellness Fair at MXP on June 26.*
- *OPS-Community Partner meeting*
- *Scattered Site tenant meeting*
- *Financial Literacy Series*
- *Community Garden at Park North and Crown Tower (REACH)*
- *Workshop with UBT*
- *CPHHE General Partnership meeting.*
- *The Simple Foundation Partnership monthly meeting.*
- *HUD Ross-Resident Opportunity and Self-Sufficiency online seminar.*
- *Omaha Sister Cities-Ghana Committee*
- *UWM-Community Investment and Program Committee and Board meeting.*
- *REACH Bi-weekly Training and meetings.*
- *75 North Monthly meeting*
- *BSR Meeting*
- *Arch Well Health Events*

Board Report

Family and Community Services Department

- *Methodist College Students/Mobile Unit*
- *Charles Drew Community Health Center Mobile Unit screening.*
- *UNO-DASH and Scholarship meeting.*
- *College Partnership meeting.*
- *Heartland Workforce Solution meetings*

6.11. Legal

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: July 6, 2026

Re: Legal Matters

Jon Traudt	Tort	11/05/25	Notice of tort claim		
Walter Holloway	Tort & misc	12/05/25	Notice of tort claim		
Aaron Burbine	Tort	03/13/26	Notice of tort claim		

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 04/30/26 05/07/26 05/07/26 06/11/26	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 D Motion to continue D Motion to continue denied Hearing on MSJ OHA MSJ denied	Douglas County District Court Sarpy County Court Judge	PENDING
Bush v OHA	Class action Hardship etc	06/27/24 08/06/26	P complaint filed Settlement negotiations pending Next settlement conference	US District Ct	PENDING
Bell v OHA 25-79 S-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 06/01/26	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 Case moved to Supreme Court	Douglas County District Court NE Court of Appeals NE Supreme Court	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 12/03/25 05/06/26	P Complaint filed OHA answer filed Mediation Dismissed with prejudice	Douglas County District Court	RESOLVED
Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25 09/06/25	Summons & Complaint served OHA answer filed Hearing	Douglas County District Court	PENDING
Solomon v. OHA	Small claim	01/23/26 03/23/26 04/17/26 05/28/26	Small claim complaint filed Transferred to regular docket OHA motion to file MTD Dismissed with prejudice	Douglas County County Court	RESOLVED

HASANI LEE & RELATED CASES

Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed 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 04/16/26 05/12/26 05/28/26	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 submitted P reply brief submitted Appeal denied P petition for further review	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 05/06/26	Notice of charge Negotiation/settlement meeting Charge dismissed	OHRRD	RESOLVED
Stanley v. OHA	Discrimination	03/04/26 05/02/26	Notice of charge OHA response due	NEOC	PENDING
Hasani Lee v. OHA	Discrimination	05/11/26 06/22/26	Notice of charge OHA response due	OHRRD	PENDING

MAY 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
05/26 Totals	0	0	0	0	0	0	0
04/26 Totals	0	0	0	0	0	0	0
03/26 Totals	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

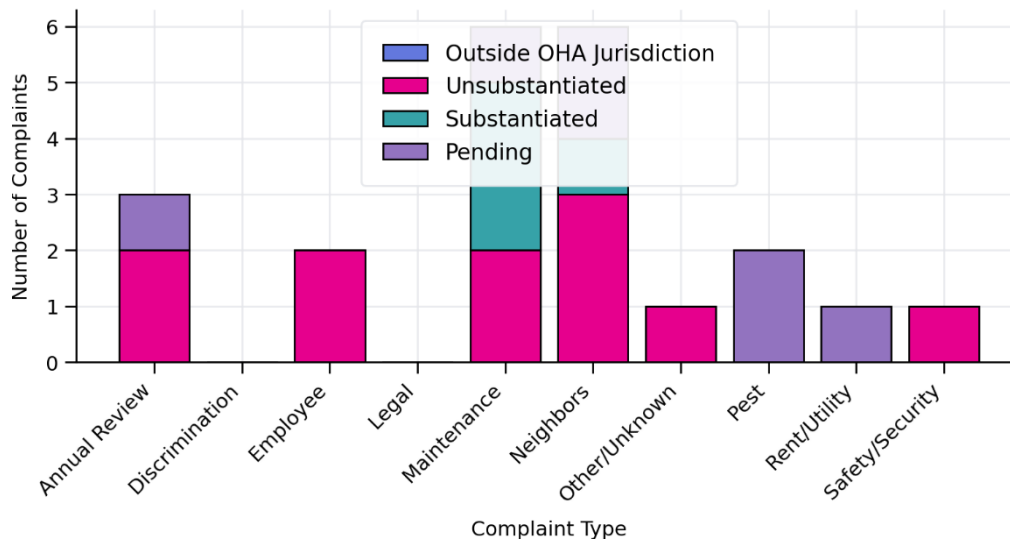
Date: July 6, 2026

Re: Complaint Report – June 2026

Reporting Period	June 1 – 30, 2026
Total Complaints this Period	22
Number of Complaints Substantiated	4 (18.2%)
Average Resolution Time	8.3 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	2	0	3
Discrimination	0	0	0	0	0
Employee	0	2	0	0	2
Legal	0	0	0	0	0
Maintenance	0	2	3	1	7
Neighbors	0	3	1	2	6
Other/Unknown	0	1	0	0	1
Pest	0	0	0	2	2
Rent/Utility	0	0	0	1	1
Safety/Security	0	1	0	0	1
TOTAL	0	11	4	7	22

June Complaints by Type and Status



Memorandum



To: OHA Board of Commissioners

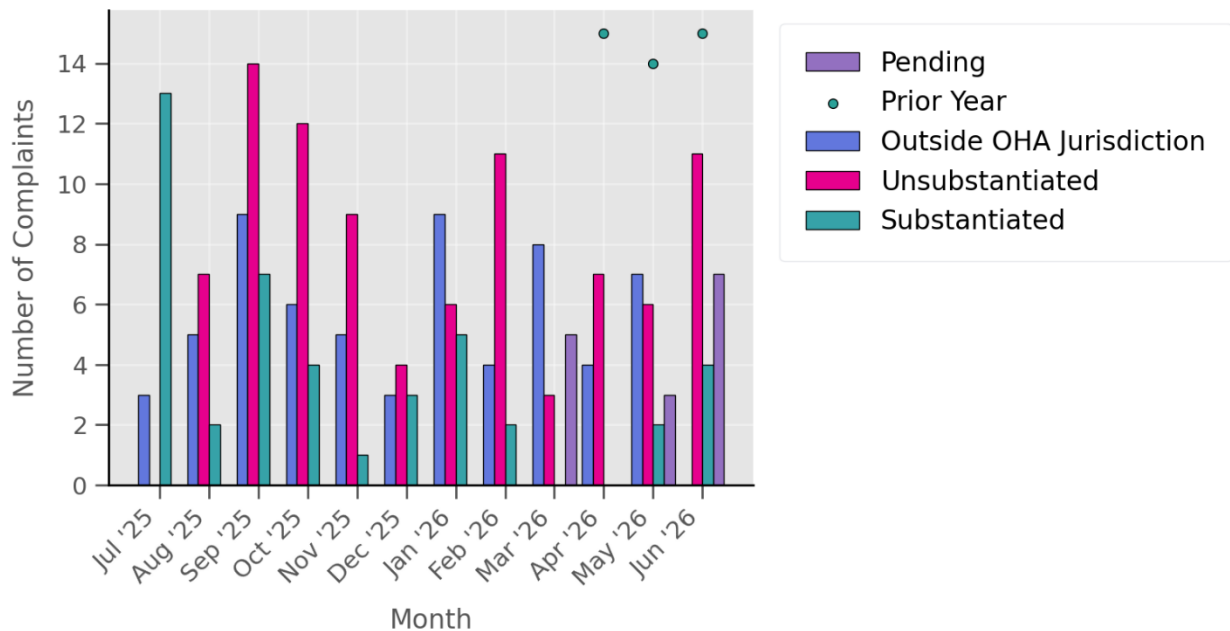
Date: July 6, 2026

Re: Complaint Report – June 2026

Reporting Period	2026
Total Complaints Received this Period	112
Number of Complaints Substantiated	13 (11.6%)
Average Resolution Time	5.1 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	2	1	1	4
Discrimination	3	3	0	0	6
Employee	0	6	1	1	8
Legal	1	1	0	0	2
Maintenance	8	7	3	1	19
Neighbors	1	12	5	2	20
Other/Unknown	8	7	0	1	16
Pest	3	2	2	2	9
Rent/Utility	6	6	1	1	14
Safety/Security	7	6	0	1	14
TOTAL	37	52	13	10	112

OHA Complaints by Month with YoY Comparison



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