

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
1805 Harney St, Omaha, Nebraska 68102
8:30 a.m. May 26, 2016

Chair Jennifer Taylor called the meeting to order at 8:37 a.m. The meeting falls under the Open Meetings Act and copies of the law were available near the entrance of the room.

Staff Present: Judith Carlin, Gale Sayers-Proby, Brian Hansen, Greg Knudtson, Steve Schrader, Philisa Smith, Sal Issaka, Susan Gilroy, Abe Lytle, Marie Allison.

ROLL CALL: Commissioners Present: Jennifer Taylor, Chair
Karen Watson, Vice Chair
David Levy
George Achola
Commissioners Absent: Jamie Berglund

PUBLIC COMMENTS. None.

A. REPORT OF THE INTERIM CHIEF EXECUTIVE OFFICER—Judith Carlin

Ms. Carlin stated the guest speaker scheduled could not be present at the meeting due to a prior commitment and that the presentation would be in June.

Southside had a great summer picnic with a good turnout of residents. The Omaha World Herald did an interview with Ms. Carlin and will feature OHA in an informative article to be published. The reporter attended the summer picnic and toured Southside with the Kansas State University students. It was widely agreed the article would be good information for the general public on OHA's efforts with Southside and in general.

Ms. Carlin reported that she attended a training on Affirmatively Furthering Fair Housing at HUD in Kansas City. The meeting encouraged HUD funded entities to partner with their respective cities and communities. Housing Authorities will be asked to devote significant time and attention to related data in their Five-Year plans.

Joan Anderson, former Section 8 Director, retired May 25. OHA is looking forward to working with Philisa Smith, the new Section 8 Director, and extends gratitude to Ms. Anderson for her many years of dedicated service.

B. APPROVAL OF CONSENT AGENDA
CONSENT AGENDA:

MOTION by Commissioner Watson, seconded by Commissioner Achola, to approve items #1, #1, #2, #3, #4, #5, and #6. Motion passed unanimously.

Commissioner Watson – Aye
Commissioner Achola – Aye

Commissioner Levy – Aye
Chair Taylor – Aye

REPORTS AND DISCUSSION ITEMS

C. BUDGETS AND FINANCE

1. OHA Financials

Mr. Knudtson reviewed the financials for the major programs, stating Public Housing saw a loss. Section 8 Operating and Admin and the COCC each saw net incomes.

2. HIO Financials

HIO saw a net loss, to which paying back taxes from 2011 and 2012 on the Securities Building contributed.

3. AMP Financials

Mr. Knudtson had no specific comments. He opened the discussion for questions.

4. Accounts Payable

Mr. Knudtson again asked if there were any questions.

D. ASSET MANAGEMENT

1. Omaha Housing Authority/Housing in Omaha

Ms. Gilroy stated there were eight properties at one hundred percent occupancy and ten properties at ninety-eight to ninety-nine percent occupancy. April occupancy was back at high levels.

E. HOUSING CHOICE VOUCHER PROGRAM

Ms. Smith stated the waiting list for Section 8 will open July 11, 2016 and the advertisement will run June 5. There will be 1000 applications taken at that time.

F. HOUSING IN OMAHA, INC.

There was no meeting for HIO in May. The June meeting schedule is to be determined.

G. SUPPORT DEPARTMENT REPORTS

1. Capital Development and Construction

Ms. Carlin stated OHA is inviting community stakeholders in the Southside redevelopment process to two meetings and the Board would be provided with an agenda, as well as the questions Kansas State University would be asking residents and stakeholders in the process of their redevelopment design project. Chair Taylor stressed the importance of the Kansas State students being managed carefully in the process and of all public officials being included and continually, proactively updated. Mr. Levy added the Board could provide a list of stakeholders in the community to help this process. Ms. Carlin agreed these were good suggestions. She continued that the World

Herald article that will be published will show historic perspective and detail facts of how OHA plans to move forward in redeveloping Southside Terrace.

2. Procurement/Contracting

Mr. Schrader stated the Cox and Osiris contracts to update the network were executed and should be in effect within sixty days. The strategic planning RFP is also being prepared to go out.

3. Human Resources

Ms. Sayers-Proby stated Mr. Knudtson and Mr. Tosone will be attending a training in Washington, D.C. for YARDI. Mr. Knudtson added the training will help staff improve use of existing tools. Commissioner Achola noted there may be a way to do Asset Management reporting through YARDI and recommended conferring with other Housing Authorities on their methods. The Board would like a midyear report on YARDI usage and training.

Commissioner Watson asked if there was a vendor secured to do the compensation study. Ms. Sayers-Proby replied the RFP went out twice with no response. Ms. Carlin noted the difficulty of evaluating salaries and positions relative to other Housing Authorities because the same position can be entirely different in a different location.

4. Family and Community Services

Mr. Issaka stated there were two grant applications submitted for FSS staff. OHA's summer program will start in a week and there will be food provided at Spencer and Southside. Ms. Sayers-Proby also sent useful scholarship information FSS passed on to residents.

Mr. Issaka continued OHA will be doing a pilot program at Underwood Tower that employs residents to keep watch over units for cleanliness and housekeeping maintenance. Ms. Carlin added this would empower residents in their own communities and help them to keep quality standards of living. Community partners will not enter a unit to help treat a resident without it being hospitable, which would be one of the goals of the pilot. Residents would be particularly mindful of scouting out bedbugs. Charles Drew also lost another provider.

Mr. Issaka updated the Board on the OHA soccer program. The team played in the Kohl's Cup. Their competitors in the semi-finals were an average of four years older which bespeaks the talent on the team. Commissioner Levy added it will be important to search for funding for the team to compete at nationals should they win state, as OHA currently has no funding and cannot compete at state because of this.

Ms. Allison reported Omaha Gives! Fundraising concluded the previous day and she would report the final numbers.

5. Public Safety

Ms. Peters was not present. Ms. Sayers-Proby stated the updated report would be available the next month. Ms. Carlin added the summer is always challenging for Public Safety and complaints. The schedule will be fluid and accommodating. OHA and OPD will have monthly meetings and OHA complies with all requests from OPD to the extent allowed by law.

6. Legal

Commissioner Achola asked why criminal evictions and convictions numbers were not congruent. Mr. Hansen responded OHA only required evidence of criminal activity to evict. The Public Safety figures do not necessarily reflect all OHA residents. It is always a challenge to identify people who are on the ban and bar list. When one such individual is the guest of a tenant, the tenant can be issued an eviction notice.

ADJOURNMENT

MOTION by Commissioner Achola, seconded by Commissioner Watson, to adjourn the meeting at 9:21 a.m. Motion passed unanimously.

Commissioner Watson – Aye
Commissioner Achola – Aye
Commissioner Levy – Aye
Chair Taylor – Aye

The meeting was adjourned at 9:21 a.m.