

DOUGLAS COUNTY HOUSING AUTHORITY

2015 ANNUAL REPORT

FROM HOMELESS TO HOMEOWNER



5404 N. 107th Plaza, Omaha, NE 68134

402.444.6203

GREETINGS FROM THE CHIEF EXECUTIVE OFFICER



The Douglas County Housing Authority (DCHA) 2015 Annual Report includes information about the programs and organizational structure, as it has in previous years. The information we present includes accomplishments and stories about the people we serve. We hope that we are representing some of the very best of the positive changes in the lives of those we serve in Douglas County.

DCHA works with many other partners in our community in order to deliver the numerous services necessary for our clients to overcome their barriers towards self-sufficiency. This year's theme "From Homeless to Homeowner" focuses on one of our VASH Veterans in the Voucher program who actually went from being homeless to becoming a homeowner. The VASH program is designed to help chronically homeless veterans find stable housing and has proven to be so worthwhile and important. This program works with the Veterans Administration to house a vulnerable population that has honorably served our Country.

This year our Section 8 Voucher program collaborated with other community organizations to set aside 20 Vouchers to assist individuals that are homeless and in situations where they need one-on-one assistance from Community Support workers to find housing and keep their housing. This is a group of individuals that, if not for the collaboration of many partners, would have a much more difficult time finding and keeping housing.

DCHA provides many programs that will help persons with a variety of types of housing, including public housing and opportunities to live in homes with home ownership programs that will help them experience what it takes to be a home owner. The assistance from DCHA to work towards this goal often results in a family moving from rental to home owner.

I would be remiss if I didn't mention the wonderful work of the Orchard Gardens Assisted Living Facility staff, who works daily to improve the lives of the elderly residents living there with new recreational and social activities and a commitment to caring for these individuals.

As I near the end of my first year as the CEO at the Douglas County Housing Authority, I continue to find tremendous support and a common goal from both Board and staff, to house those less fortunate, while helping many of our clients step up and move onward to new opportunities, such as self sufficiency and home ownership.

I am so privileged to work with a dedicated Board of Commissioners that gives of their time and talent without any compensation, and who continues to demonstrate such caring and compassion for serving those less fortunate. I am so grateful for their service and support.

Sincerely,

Sheila Miller
Sheila Miller, CEO

DCHA MISSION, VISION & VALUES STATEMENT

APPROVED IN JANUARY 2009

Mission The mission of Douglas County Housing Authority is to be a leading, innovative affordable housing agency assisting the low-income family, elderly, and disabled residents that are striving to achieve self-sufficiency or independent living.

Vision The vision of the Douglas County Housing Authority is to provide affordable housing opportunities and options to the subdivisions and small community jurisdictions in the greater Omaha metropolitan area. The provision of affordable housing will be highly responsive to rapidly changing development trends, growth patterns, and consumer preferences. Other macro-environmental economic, social, technological and demographic influences will also be closely monitored, analyzed, and factored into proactively accomplishing the DCHA mission. Board/executive policies, strategic thinking, and business models will provide the DCHA with the evaluation framework necessary to advance its housing vision. Opportunities for partnerships will also be maximized to ensure collaboration, funds leveraging, and competency sharing.

Values In addition to the values of self-sufficiency or independent living, residents will be provided with housing choices that are free of housing discrimination. Housing sites and developments will be quality living environments that meet high standards for urban design and energy conservation. Programs and services will be administered with efficiency, effectiveness, and equity.

BOARD OF COMMISSIONERS

The DCHA is governed by a seven-member Board of Commissioners, including one Resident Commissioner, who are appointed by the Douglas County Board of Commissioners to a five-year term. The commission members elect the officers of the commission.



Phillip Wayne
Chairperson
Chair of Personnel Committee
Independent Consultant



Deanna Wagner
Vice-Chairperson
National NAHRO Commissioner Committee
Community Volunteer



Charles Sederstrom, III
Treasurer
Chair of Finance Committee
Founder, Finance 1, LLC



Matthew Wickham
Secretary
Chair of Community Housing & Service Corp.
Regional Controller, HDR, Inc.



Tom Stratman
Commissioner
Vice President of Acquisitions
Midwest Housing Equity Group (MHEG)



Damien Foster
Commissioner
CPA, KRL Accounting & Tax LLC



Paul Gubi
Resident Commissioner
Inventory Control Employee
Enterprise Rent-a-Car

DCHA COMMITTEES

Finance Committee:

Charles V. Sederstrom, III
Treasurer

Tom Stratman,
DCHA Board Commissioner
Midwest Housing Equity Group

David Wetig,
Wells Fargo Home Mortgage

Rhonda Hodge-Mason,
DCHA Director of Finance

Aaron Flaugh, CFO
Seldin Company

Sheila Miller,
DCHA CEO

Board Policy & Personnel Committee:

Phil Wayne,
Chairperson

Deanna Wagner,
DCHA Board Commissioner

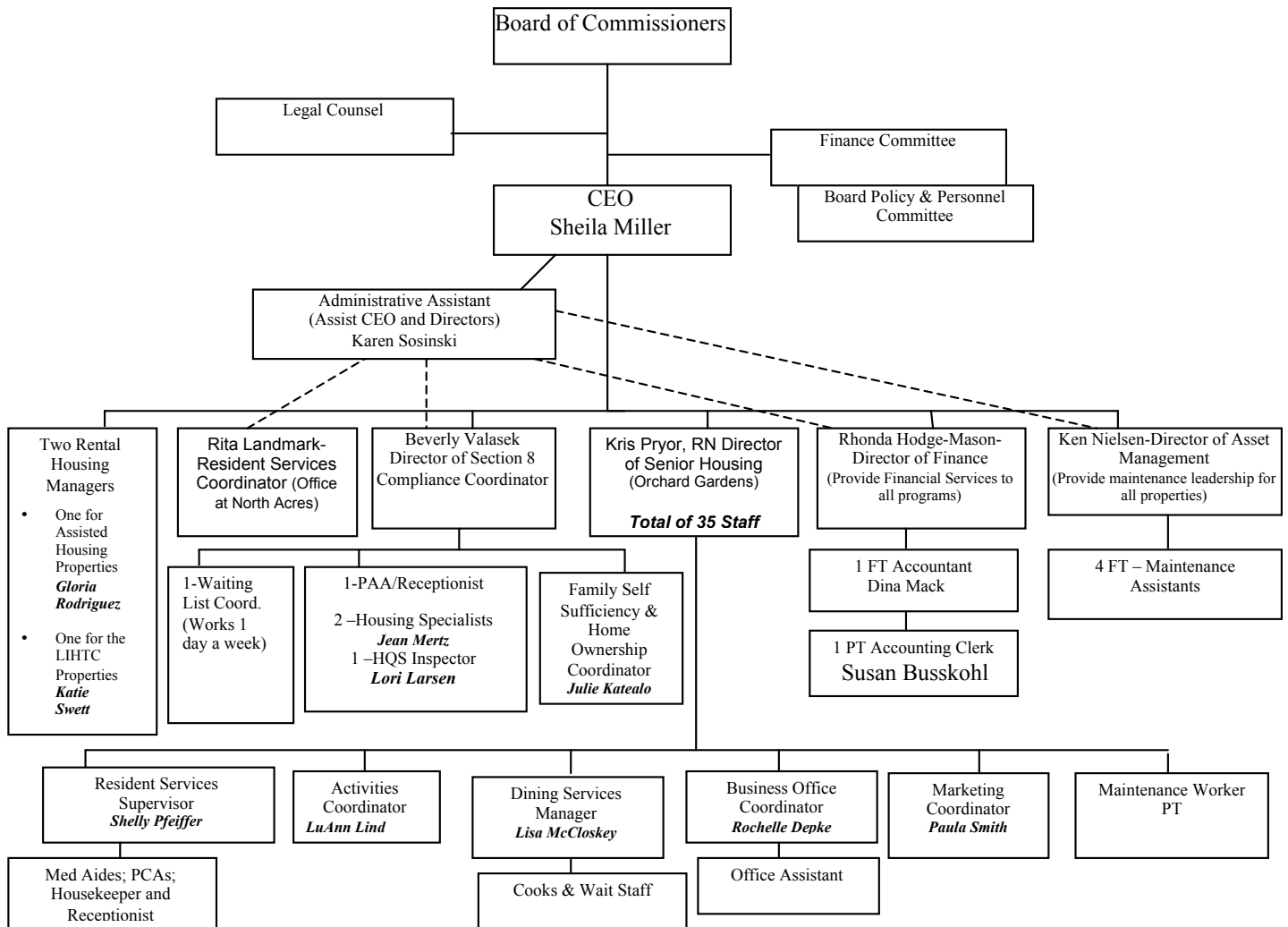
Melissa Beber, HR Director
Woodman of the World Insurance

Mary Anderson,
Director of Development &
Administration Services
Holy Name Housing Corporation

Deb Marasco
Community Outreach Manager
Immanuel Pathways

Sheila Miller,
DCHA CEO

ORGANIZATION CHART



Pictured Above:
Maintenance Department



Pictured Above:
Housing Department



Pictured Above:
Finance Department

DCHA PROGRAMS

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program enables low-income persons/families to rent from a private landlord with rental assistance administered by DCHA. Clients must find their own housing within DCHA's jurisdiction. Currently, the Section 8 program serves 1162 families. To be eligible for Section 8, clients must be a U.S. citizen or a non-citizen with eligible status, meet income guidelines established by the U.S. Department of Housing and Urban Development (HUD) and pass a criminal background check. When DCHA is accepting applications, a notice is published in the Omaha World Herald "public notices" section, in the Omaha Star and in the American Classified Weekly. DCHA does not provide emergency housing.

• Family Self Sufficiency

In April of 1995, DCHA began a Family Self-Sufficiency (FSS) Program. The purpose of the FSS program is to promote economic self-sufficiency among families receiving public housing assistance. Participants are connected with appropriate support services and resources in the community. Housing is a stabilizing force that permits families to invest their energy in other efforts -- including employment, education, and job training -- that are necessary to achieve self-sufficiency. An interest-bearing FSS escrow account is established by DCHA for each participating family.

• Homeownership

The Section 8 Homeownership Program allows the use of Section 8 Rental Assistance subsidy toward a mortgage on a home rather than rent. To be eligible for homeownership, Section 8 participants must be employed at least 30 hours/week, must meet income eligibility requirements and must successfully complete a homeownership counseling program.

Rental Programs

DCHA manages a variety of assisted housing programs. These programs enable low-income persons/families to rent an affordable dwelling unit that meets the needs of their family composition.

Currently DCHA manages several Low Income Housing Tax Credit developments. This is a Section 42 program offered through the IRS that gives tax credit benefits to individuals and companies that want to invest in affordable housing. Another program is the U.S. Department of HUD low-rent housing program where HUD provides development funds and an operating subsidy to the housing authority so tenants only pay 30% of their adjusted gross income toward rent. Several rural elderly properties are owned and managed by the DCHA where project-based Section 8 vouchers subsidize the low rent paid by the tenant. Finally, the DCHA owns and manages an affordable assisted living facility.

You can learn more about these programs as you read through this report. For more detailed and updated information please visit our website: www.douglascountyhousing.com. For questions on any of our services, please email us at: info@douglascountyhousing.com or call our office at 402.444.6203.

Properties Owned & Managed

Properties under various DCHA rental programs are located throughout Douglas County.

<u>Program/Property</u>	<u>Date Acquired</u>	<u>Number of Units</u>	<u>Location</u>
Assisted Living Facilities		Total of 56 Units	
Orchard Gardens	2004	48 Units (1BR) 8 Units (2BR 2BA)	Valley
Low Income Housing Tax Credit Program		Total of 95 Units	
Platte Valley Apartments	1997	48 Units (1,2&3 BR)	Valley
Woodgate Townhomes	2002	20 Units (2&3 BR)	Omaha
Valley CROWN Homeownership Houses	2007	12 Units (3BR)	Valley
Gretna CROWN Homeownership Houses	2009	15 Units (4BR)	Gretna
River Road Townhomes	2014	14 Units (2BR)	Waterloo
Rural Elderly/Disabled Properties		Total of 60 Units	
Valley Heights	1988	16 Units (1BR)	Valley
Valley View	1978	28 Units (1BR)	Valley
Benn View	1988	16 Units (1BR)	Bennington
HUD Low Rent Program		Total of 78 Units	
North Acres	1983	40 Units (1BR)	NW Omaha
Single Family Houses	1988	17 Units	throughout
Single Family Houses	1992	18 Units	Douglas
Single Family Houses	1995	3 Units (3BR)	County
Section 8 Voucher Program		Total of 1083 Units	
Regular Vouchers		843 Units	throughout
Mainstream Disabled Vouchers		125 Units	Douglas,
Family Unification Vouchers		50 Units	Sarpy &
Veterans Affairs Supportive Housing (VASH)		144 Units	Washington Counties

DCHA PROGRAMS



Platte Valley

Low-Income Housing Tax Credit

Platte Valley

Platte Valley Apartments was the first Low Income Housing Tax Credit project completed by DCHA in 1997. Platte Valley offers 48 one, two and three bedroom apartments in Valley, NE. Many amenities include dishwashers, microwave ovens, disposals, lawn sprinkler system and a playground for the children to enjoy. In 2013 DCHA became the sole owner of Platte Valley Apartments.



Woodgate Townhomes

Woodgate

DCHA is the general partner for Woodgate Townhomes, a 20 unit townhome community that opened in 2002. The site features 10 two-bedroom and 10 three-bedroom fully accessible units. Amenities include an oversized attached garage, washer, dryer and dishwasher. Residents are able to take advantage of the neighborhood swimming pool and clubhouse. Applications are accepted from families who have a disabled family member.

Valley CROWN

DCHA is a Co-Managing Member for the Valley CROWN homeownership development. There are 12 homes, all of which are three bedroom units with a one-car attached garage. One of the houses is designed and built for handicapped persons. Amenities include washer and dryer, dishwasher and lawn sprinkler system. Construction was completed in October of 2007 and all the homes were occupied by October 31, 2007.



Valley CROWN

River Road

River Road Townhomes is a Low Income Housing Tax Credit project, completed in January 2015 and located in Waterloo Nebraska. River Road has fourteen 2 bedroom townhomes with a garage, all of which are accessible units for disabled and elderly families. Amenities include range, refrigerator, dishwasher, washer and dryer, garbage disposal, microwave, and free wireless internet. Applications are accepted from families who have an elderly/disabled family member.



River Road

Gretna CROWN

DCHA is a Co-Managing Member for the Gretna CROWN homeownership development. There are 15 homes, all of which are four bedroom units with a two-car attached garage. One of the houses is designed and built for handicapped persons. Amenities include washer and dryer, dishwasher and lawn sprinkler system. Construction was completed in June of 2009 and all the homes were occupied by November 2009.



Gretna CROWN

HUD Multi-Family Rental Units

Valley View Apartments offers 28 one-bedroom units located in Valley, NE. Amenities include a range, refrigerator and window coverings. Benn View I offers 16 one bedroom units in Bennington, NE. The design and



Valley View



Benn View I

amenities are similar to the Valley View property. A 1,400 square foot community center is located on both properties to provide laundry facilities and a social meeting area, including a full kitchen.



Valley Heights

Rural Elderly/Disabled Properties

DCHA received approval from HUD to “project-base” its Section 8 vouchers to two elderly/disabled properties, Valley Heights and Benn View II, in order to provide rental assistance to this population.

Valley Heights

Valley Heights in Valley offers 16 units with amenities that model those available at Valley View and in Bennington. This community is across the road from Valley View and shares the same community center with Valley View for community life and activities.

Benn View II

Benn View II, another DCHA project located in Bennington, features eight units assisting elderly/disabled housing. Private entrances with patios allow tenants to personalize their individual apartments. Benn View II shares the same community center with Benn View I to encourage social life opportunities.



Benn View II

DCHA PROGRAMS

Public Housing Low Rent Program

Single Family Rental Homes

Single Family Rental Homes are part of the HUD low-rent public housing program. DCHA owns and maintains 38 single family homes located primarily in northwest Omaha and the Millard area.



Single Family Home

North Acres

North Acres is a 40-unit elderly/disabled development located at 108th and Fort Streets in Omaha. Close to a medical facility

A community center similar to those in Bennington and Valley provides an area for socializing, as well as laundry facilities.

DCHA has invested in on-going capital improvements such as new roofs, doors and windows, new appliances as well as furnaces, air conditioners, water heaters, fixtures and appliances.



North Acres

Orchard

GARDENS

ASSISTED LIVING



Orchard Gardens Assisted Living Offers...



Health and Education Programs,
Recreational Outings & Entertainment



Great Activity Programs including
Multigenerational Activities



Community Life...Socialization...
Telling stories again...



Five Planned Social Family &
Resident Gathering Events Yearly



Activities available to meet the needs
of "Mind, Body and Soul"



Great Round-the-Clock Care
Services and "Peace of Mind"

UNDER THE BIG TOP

Orchard Gardens Assisted Living of Valley hosted a themed lunch on June 3, 2015 and invited local residents from Marquis Place Assisted Living in Elkhorn to join them for the fun. The theme was "Under the Big Top" complete with cotton candy, which made some of the residents feel like a kid again. There was also popcorn and a great menu to go with it. The tables were decorated and the whole scene had red and white everywhere and the staff provided lots of entertainment.

Lisa McCloskey,
Dining Services
Manager for
Orchard Gardens
for almost 9 years
whips up a little
fun for the
residents with the
pink cotton candy.



Michael Gofta, Kelly Hamsa and Karen Nelson bring some fun with the hula hoop. After lunch, there was Wii Bowling for anyone who wanted to join, and to finish the day, Merry Makers presented entertainment after the supper -hour.



The
residents
have a good
time
watching
staff
member,
Rocky Pryor
doing a
pretty good
job with that
hula hoop.



Orchard Gardens
Medication Aides
Sarah TenEyck,
Michael Gofta
and Kelly Hamsa
have a nose for
caring for their
residents and
making them
smile.





Orchard Gardens Assisted Living did a tremendous job representing this year's National Assisted Living Week theme, "The Magic of Music". It was an incredible week of interaction between residents and staff; amazing things were seen through the influence of music. The music and whimsical charm of the activities lifted the resident's souls, helped them to remember the things they needed to remember and to let go of the things they needed to let go of.

Sunday was their regular Church Services and additionally, they hosted Music and Song by "The Old Rusty Minstrels". What a soulful way to start the week with the mellow uplifting sounds of music.

Monday morning, they hosted a "Special Pancake Feed" with Administrational Staff cooking and serving breakfast; what a great turnout. Monday afternoon, they hosted "Music and Movement" where they learned about the benefits of music. Their weekly calendar changed a bit but their goal was to infuse music into every day and by request by the residents that staff dress up and perform again.

On Tuesday, Jim and Rochelle provided duet music over lunch with toe tapping snappy tunes and in the afternoon, The Arthrighteous Brothers rocked it out with resident's favorite tunes.

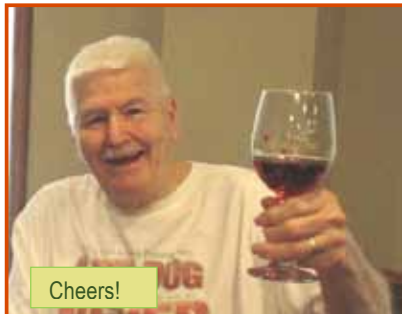
Wednesday was amazing and residents were talking about it for weeks. They had a home cooked Italian Bistro Meal and the Administrational Staff dressed up as Singing Waiters/Matre d', greeted, seated, served, danced and performed for the residents. They even had a window seat skit for the Valley Mayor who dined with them. Dean Martin music was played. Imagine listening to tunes like "That's Amore" with decked out tables and wine goblets given as keepsakes; what an incredible experience. Afterwards, one gentleman commented that when you have events like this, you forget about your pain and that is what it is all about...making a difference in lives. Billy Troy sang in the afternoon and they ended the day with Game Night.

Thursday's lunch brought a Sock Hop where all staff dressed to fit the part and during lunch, they learned that Elvis was in the building and everyone went into a tizzy. The ladies were giddy and the men were excited to see him perform his little diddie. Yes, Elvis performed "Blue Suede Shoes" and "I'm All Shook Up" and the last tune he shared was "I'm Falling in Love With You" as he handed out red scarfs to a very few select

ladies. Joyce from Merry Makers made a great connection through her music selections; the residents were mesmerized

Friday was "Name that Tune with Paula" which was a lot of fun and to end the week, families were invited to come and enjoy with their loved ones, "Cocktails and Karaoke with Shelley" where YMCA was the hit of the night.

The "Magic of Music" gave a lift to all, freed their souls to all that was good and joyful in their own little world at Orchard Gardens Assisted Living.



Watermelon Feed

at Orchard Gardens Assisted Living

WELCOME FAMILY AND FRIENDS!!



Sunday, July 19, 2015

2:00-3:30

with Billy Troy entertaining

from 2:30-3:30 pm

**Join us for some outdoor
afternoon summer fun!!**

**1006 South Mayne Street in Valley, NE 402-359-4884
(SHADE AND SEATS PROVIDED UNDER TENT)**

Orchard Gardens Assisted Living provides a great outreach to its residents and their families. They plan five social events a year where they invite the residents' families or friends to come join them for planned events. This year, they had "Cocktails and Karaoke" during National Assisted Living Week where their guests were the entertainment, their Christmas Cookie Exchange with entertainment, Sweetheart Pie Party with entertainment, Spring Fashion Show and their Summer Watermelon Feed with the ever popular Bill Troy as entertainment. They are already planning for their National Assisted Living Week for this September where the theme is "Nourishing Mind, Body, Spirit". On Sunday, the first day of the NALW, they are planning to have an "Ice Cream Social" where they will provide the ice cream sundaes and have resident's entertain in their homes. They always like to change it up. They are a friendly community and love to have visitors so they say to come on by, the front porch light is always on... they hope to see you soon!



MEMORY CARE FASTEST GROWING NEED FOR ELDERLY

Orchard Gardens Assisted Living Opened in 2004 and have seen an increased need for memory care services. Recently there have been 12 applicants who were not able to move in due to their memory issues, and 10 residents who have had to move out due to memory issues. Moving is a very traumatic experience for persons dealing with memory or dementia issues. The environment and comfort of an assisted living residence provides a more dignified life for the elderly being served. If a resident could simply transfer from one area at Orchard Gardens to a memory care apartment would eliminate anxiety and apprehension for the resident. This type of care would also be a cost savings to tax payers in lieu of the higher Medicaid cost of a nursing home. When Orchard Gardens turns down a low-income elderly person due to their memory issues they are forced to live in nursing homes at a much higher cost to tax payers.

Baby boomers are the fastest growing segment of our society and many will experience memory or dementia issues. While there are some in this demographic who have the resources necessary to live independently or with family, many others will struggle to pay for care. Sixty six percent of the Orchard Gardens residents have limited financial resources and the Medicaid Waiver Program will not increase their low subsidy rates in spite of the increased need and cost for memory care services.

Since Regulations require a higher staffing ratio for those being served in a memory care facility the cost is much higher than in a traditional assisted living facility. However, this is understandable due to the high one-on-one assistance required for someone suffering with memory or dementia issues.

Therefore, Orchard Gardens is kicking off a Capital Campaign to help fund the construction cost to build a memory care addition. While Orchard Gardens owns the land that would house a memory care addition, construction costs have increased dramatically over the past few years leaving a shortage in capital funds.

If you are moved to help with this campaign, or know a benefactor who would like to be remembered for helping make this vision possible please contact Sheila Miller, CEO, at 402-444-6227.

FROM HOMELESS TO HOMEOWNER

The Douglas County Housing Authority provides hope to those without hope in the form of encouragement and assistance to help families secure safe and decent housing. Many of the clients that seek help from DCHA have suffered a loss of job, cycled out of the foster care system, splitting up of the family, mental illness and a variety of crisis's that have put them in a position of homelessness or near homelessness.

DCHA provides homes, apartments, contacts with landlords, and rental assistance to enable our clients to get back on their feet. Along the process to get housing, a client must attend a "briefing" prior to actually receiving rental assistance. During the briefing clients are made aware of the possibility of getting into one of our homeownership programs.

Many of the clients realize during this meeting, that there truly is a possibility that they could become a homeowner if this is something they want in life. When the client is provided with the tools to move forward, such as attending school, job training, budgeting, paying off debt, which includes learning about saving income tax returns and paying down debt, they learn that many good things are possible.

The annual report shares stories from clients who have taken steps to improve their life's circumstances including several who have either become homeowners, or are positioning themselves to have this opportunity.

ACCOMPLISHMENTS

VASH Program Success

The Douglas County Housing Authority has multiple programs in which we take great pride. One of these programs that we have the privilege of working with is the HUD Veterans Affairs Supportive Housing (HUD-VASH) Program. This program combines Housing Choice Voucher rental assistance for homeless Veterans and case management and clinical services through the VA.



The VASH journey for DCHA began in 2011 with HUD awarding 25 vouchers. As of 2015 the number of vouchers awarded has increased to 144. Through the dedication of everyone involved we have successfully housed 122 Veterans as of July 2015. The success we have been able to achieve has only been possible because all parties involved in this process are passionate about obtaining and retaining housing for our Veterans.

Over the years a close working relationship has been developed with the VASH Case Managers, Landlords and our DCHA Housing Inspector and Housing Specialist. Because of this we are able to go from paperwork being received from the VA on a homeless Veteran to being housed very quickly. Our record is one day from start to finish which is not an easy task. The process includes being referred to DCHA by the VA, meeting the Veteran to complete paperwork, finding their new home, inspecting the unit to ensure that it does pass HQS and finally signing their lease!

The success stories of our Veterans are abundant. One Veteran has gone from apartment living to purchasing her own home through our Homeownership Program. Three more VASH participants are working with our Home Ownership Coordinator to purchase their own homes. Several Veterans have also successfully graduated from the VASH Program by obtaining full time employment and becoming self sufficient.

For everything our Veterans have given and sacrificed, it is with extreme pride and pleasure to being able to give back to them in some small way.

ACCOMPLISHMENTS

Fun Times with our Veterans

In February, the DCHA staff got together with the Veterans at Victory Apartments and provided a soup luncheon to show appreciation for the Veterans service to our Country.

Fifteen different types of soup were made and served by the DCHA housing staff, along with dinner rolls and cookies to over 50 veterans and some of their family members. The left over soup and cookies were put in containers and sent home with the veterans so they could enjoy the leftovers.

It was a fun time for everyone, and the staff and veterans had the opportunity to get acquainted with each other in a great social atmosphere.



ACCOMPLISHMENTS

Homeless Review Team Vouchers

In May of 2015 Douglas County Housing Authority agreed to set aside 20 Housing Choice Vouchers for the chronically homeless in the Omaha metro area. In a collaborative effort with Community Alliance, Region 6, Heartland Family Service, Salvation Army and other agencies that are part of the MAACH group, a Homeless Review Team meets and selects clients to be referred to Douglas County Housing Authority for the for the Section 8 Housing Choice Vouchers. With the support of caseworkers from these agencies the clients hope to overcome the barriers they have experienced in the past in trying to secure and maintain housing.

The homeless population in Omaha is one group that Douglas County Housing Authority has not specifically served. Douglas County Housing Authority is thrilled to have this opportunity to be working with so many others agencies that are passionate about trying to house the homeless. We now have clients living in safe, affordable housing due to the vouchers and the hard work of the caseworkers and agencies involved.

ACCOMPLISHMENTS

Resident Services Coordination



Rita Landmark
Resident Service Coordinator

Douglas County Housing Authority established the Resident Service Coordination Program five years ago. The purpose of the program is to fill the gap to elderly and disabled public housing residents to navigate the sometimes confusing entitlement and benefit programs designed to offer aging in place. Governmental programs offer many options for this but the lapse comes in the individual knowing the programs are there and how to access them. By providing a trained and educated professional Service Coordinator to be available to these individuals in their home environment, it brings a personal “navigator” to the individual. Service Coordination is available to residents of public housing in confidentiality; tailored to provide assistance and referral regarding their personal, health, financial assistance or support programs. The presence of a Service coordinator provides secondary benefits of the Coordination come to property owners

and managers. With a Service Coordinator available, there can be significant reductions in vacancies, damages, and unnecessary transfers to other institutional settings. Programs with Service Coordinators can provide an extra safety net to monitor for the risk of abuse and exploitation as well. Although the program is voluntary; records indicate that in the past year 95% of tenants have utilized the Service Coordinator.

ACCOMPLISHMENTS

Section 8 Homeownership

The Douglas County Housing Authority (DCHA) began offering the Section 8 Homeownership program in 2003. We have had 21 successful closings since that time. Once a participant purchases a home, housing assistance payments are used towards a participant's mortgage payment in place of rent. DCHA makes it a priority to ensure that the Section 8 Homeowners are successful. Support is offered from the time a client contacts DCHA with an interest in the program and continues after purchasing a home.

To qualify for the Section 8 Homeownership program, participants must meet the employment and income qualifications as well as complete a homeownership education course. Employment qualifications do not apply to disabled families. The DCHA Homeownership Coordinator works with each client to create a step by step plan that is unique to each individual's needs.

The Section 8 Homeownership Coordinator will meet with participants to determine each family's path to homeownership. If you are a Section 8 participant and would be interested in this program, please contact Julie, Homeownership Coordinator at 402-444-6203 Ext. 20.

As the new Homeownership Coordinator, I hosted my first Homeownership Interest Meeting in April 2014 and had 27 families in attendance. Following the meeting I met with families one-on-one to develop a plan to prepare them to become homeowners.

ACCOMPLISHMENTS

Homeless to Homeowner

I would like to introduce, Brooke Marceaux, who is my most current home owner, Brooke bought her home in May 2015 and this is her story.

Brooke was homeless veteran living in her car from 2001-2005 in Tomah WI, due to a devastating life event...she finally decided to make a change in her life and go to the Wisconsin Housing Authority to get help. She entered their HUD-VASH program and staying on that program from 2005-2009. She completed many of the programs available to her through the services they provided during that time such as budgeting and basic life skills and well as many others.

Brooke had gone through another life changing event, and decided to travel with her son. They stayed at a campground in Blair, NE. For two months until her voucher in WI was being transferred to HUD-VASH program in NE. She was on HUD-VASH program in NE from 2009-2015 living at Tudor Heights. She expressed an interest in the Home Ownership Program in September 2014; Brooke had only a few things she had to take care of before she could go to the back for a home loan. Within just 9 months Brooke purchased her home through the Section 8 Home Ownership Program.

Douglas County Housing Authority has 11 current home owners, additionally we have 4 more clients that have been approved for a home loan, 3 of which have already found their home and will be closing within the next month or two.



ACCOMPLISHMENTS

Resident Spotlight



Barb first moved to her apartment at Northacres in December of 2010. She was drawn to the convenient location, quiet surroundings, and easy accessibility of the property. Being able to live in her own affordable apartment setting close to her family of three children, 4 grandchildren, and 6 great grandchildren was the perfect fit. Even though retired, most days you will find her heading out for her many activities of the week. Either off to the local Senior center, joining friends for bible study, jotting down her latest poetry musings or assisting different friends through phone assurance and visits, Barb always finds a way to use her talents to give back to her community. Barb remains an ordained minister and published poet. She has enjoyed a variety of living environments throughout her 77 years. She moved back to the Omaha area 8 years ago after living in Kentucky, Colorado, Florida, North Carolina, and Arizona. Her employment through those years was just as diverse and varied including jobs with a cemetery, women's prison, police department, natural beef company, fast food franchise, alcoholic/drug

treatment center, and mental health community treatment center. At the onsite community room she has been able to host family and social gatherings as well as participate in an occasional resident event. The community room also offers a small library and internet accessible computer to further pursue her hobbies of reading and use of computer skills. Barb brings that kindness and caring attitude to the resident community and neighbors at the complex. She is an asset to the small community at Northacres and its residents.

ACCOMPLISHMENTS

Homeless to Homeowner

In January of 2007 I made a decision that completely changed the course of me and my son's life. I moved to Omaha Nebraska, a city and state that I don't believe I could have even pointed out on a map before moving here. Along with not knowing anything about this state, this was a very drastic idea for a few other reasons. I was a single mother of a 3 year old little boy, I didn't have any family or friends here and I didn't have any financial stability nor did I have a job already set up to gain stability. Regardless of those facts I proceeded with my decision for one reason, DETERMINATION!!! I had made my mind up to create a better life for my son and myself and I was determined to set a new "normal" for my family. The normal in my family previously consisted of: single mothers being comfortable and dependent on the welfare system, poverty stricken homes, no education higher than high school, drugs, and violence etc. I take great pride in knowing I am in the process of breaking this cycle but I am not doing it alone.

In November 2009 I received a letter from Douglas County Housing Authority informing me that my name had reached the top of the waiting list for Platte Valley Apartments. At that time I believed that the existent of the services provided to me would only be a Section 8 voucher, however, when I learned about the Family Self Sufficiency Program (FSS) this was very motivating and helped in so many other areas of my life.

In five years I have been in the FSS program I have reached all the goals that I set for myself. I am the Director at a Learning Center and I am well on my way to financial stability. I've done all of this through the services that the FSS program have provided. I am grateful to Katie Swett and Julie Katealo, my FSS Coordinators, for their consistency and support for the past 5 years. I am not where I want to be but I am so far ahead of where I was and the only time I look back is to allow the growth of the gap to motivate me further for my family's future.

I graduated from the FSS program on 4/30/2015 with escrow monies of \$8,595.00.

Thank you for everything that you have done for me on my journey to self-sufficiency.

Jamese Basken

DCHA STATISTICS

Resident Demographics

Gathered Summer 2015

Participant Profile

- 2,255 household participants
- 16% are elderly
- 32% are female heads of household
- 958 children served (age 0-17)
- 81% of participants have a high school education
- 25% of participants have a degree in higher education

Ethnic Origin of Participants

- 55% White
- 44% African American
- 1% Other
- 3% of the total are Hispanic

Income Profile of Participants

- 21.79% of participants are employed full-time
- 18.25% are employed part-time
- \$12,212 is the average income per wage family
- 32% have wages as income
- 60% have Social Security & SSI as income
- 22% have welfare as income

Economic Impact of Public Housing

As of March 2015

Every year the DCHA injects money into the local economy by spending both federal dollars and rental income for various supplies, equipment, maintenance contracts and services necessary to operate the programs. Also, clients who participate in various self sufficiency or homeownership programs build up an escrow and ultimately use that money to fund higher education and to become homeowners. All of this money spurs economic growth in the local community.

- ❑ HUD Capital Fund Dollars of \$47,800 to local business' for operations
- ❑ Capital Improvement of \$16,042 to local contractors and businesses for equipment and renovation of multiple properties
- ❑ HAP payments of \$6,808,123 to many local landlords and property owners
- ❑ Utility payments of \$254,936 to various local utility companies
- ❑ FSS Program paid out \$13,773.65 to participants for higher education, personal purchases and down payments for purchasing a home

FINANCIAL REPORT

Combined Balance Sheet Unaudited 3/31/14

Assets

Cash & cash equivalents	\$1,359,824
Deposits with HUD	\$4,030
Long-term Mortgage Receivable	\$74,899
Notes Receivable	\$829,389
Tenant Receivable	\$41,094
Accounts Receivable - Related Party	\$0
Accounts Receivable - All Other	\$104,087
Investments	\$840,517
Due from Intercompany Funds	\$45,634
Prepaid Expenses	\$152,937
Deferred bond costs	\$0
Fixed Assets (less depreciation)	\$7,297,420
Other Assets	\$371,941
Total Assets	\$11,121,772

Liabilities & Reserves

Accounts Payable	\$144,795
Accrued Liabilities	\$101,852
Accrued Int. Pay	\$124,540
Tenant Security Deposits	\$74,923
Interprogram due to	\$45,634
Deferred Revenue	\$31,290
Current Bonds & Notes Payable	\$280,000
Non Current Liabilities	\$7,427,740
Total Liabilities	\$8,230,774

Equity/Restricted & Unrestricted Assets \$2,945,998

Total Liabilities & Surplus \$11,176,159

Combined Statement of Revenues & Expenses

Income

Dwelling Income	\$2,281,154
Medicare Fees	\$670,839
Interest Income	\$4,102
Other Income	\$267,679
Gain on Sale of Assets	\$(10,648)
Federal Grants	\$6,839,072
Total Income	\$10,127,494

Expense

Administrative	\$2,376,217
Tenant Services	\$55,270
Utilities	\$240,438
Maintenance & Operation	\$439,671
General Expenses-Operating	\$224,643
Housing Assistance Payments	\$5,918,645
Depreciation	\$395,518
Bond & Notes Interest & Casualty loss	\$295,314
Total Expenses	\$9,945,716
Net Income (Loss)	\$(181,778)

Statement of Public Housing CFP Grant

The total amount included in the financial information used for modernization and rehabilitation of public housing units is **\$16,042**.

This includes major work such as retaining walls, and decks; new appliances; plumbing, water heater and furnace repairs; exterior repairs (roofing, siding); central office and community center repairs and modernization; and office furnishings and computer equipment.

This report includes all housing type programs as well as the non-profit affiliate Community Housing and Service Corporation (CHSC).

