

DOUGLAS COUNTY HOUSING AUTHORITY

2020 ANNUAL REPORT



GREETINGS FROM THE CHIEF EXECUTIVE OFFICER



Perseverance seems to be the theme for the last two years at our Housing Authority. FYE 2019 we survived the Flood in Valley Nebraska. FYE 2020 began with COVID-19, a pandemic no one will forget, as we continue to work through the issues that come with this virus.

After over 35 years in the field of Housing, I am retiring from my current position as CEO of Douglas County Housing Authority. I feel so blessed to turn the reigns over to

Rhonda Hodge-Mason, who I know will continue the mission of DCHA, serving our vulnerable population during an enormously trying time in our Country.

I will leave with many wonderful memories working with the very best staff, whose goals have always been to serve our needy in the Douglas County area in the best, and most efficient way possible. Their dedication, compassion and caring have enabled our Housing Authority to continue to achieve our goals. It has truly been my privilege to work with a caring, energetic and supportive Board, whose members have made my time at DCHA so enjoyable.

I will also remember my colleagues in this industry, throughout the Country and locally. I would be remiss in not giving a shout out to the local HUD office, who have always been supportive to me throughout my career. Serving this community has been gratifying and I hope I've contributed in a meaningful way to the many needy people we assist with housing and so much more.

I now look forward to the next chapter, spending time with family and enjoying life at a different pace.

Sincerely,

Sheila Miller, CEO

DCHA MISSION, VISION & VALUES STATEMENT

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 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 DCHA's mission. Board/executive policies, strategic thinking, and business models will provide 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

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.



Philip Wayne
Chairperson
Chair of Personnel Committee
Independent Consultant



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



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.



Deb Marasco
Commissioner
Immanuel Pathways Community
Outreach Manager



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

Susie Langenfeld,
DCHA Director of Finance

Aaron Flaugh, Executive Director
SIMBO Housing

Damien Foster, CPA
KRL Accounting & Tax LLC

Aaron Adams,
NP Dodge

Sheila Miller,
DCHA CEO

Board Policy & Personnel Committee:

Phil Wayne,
Chairperson

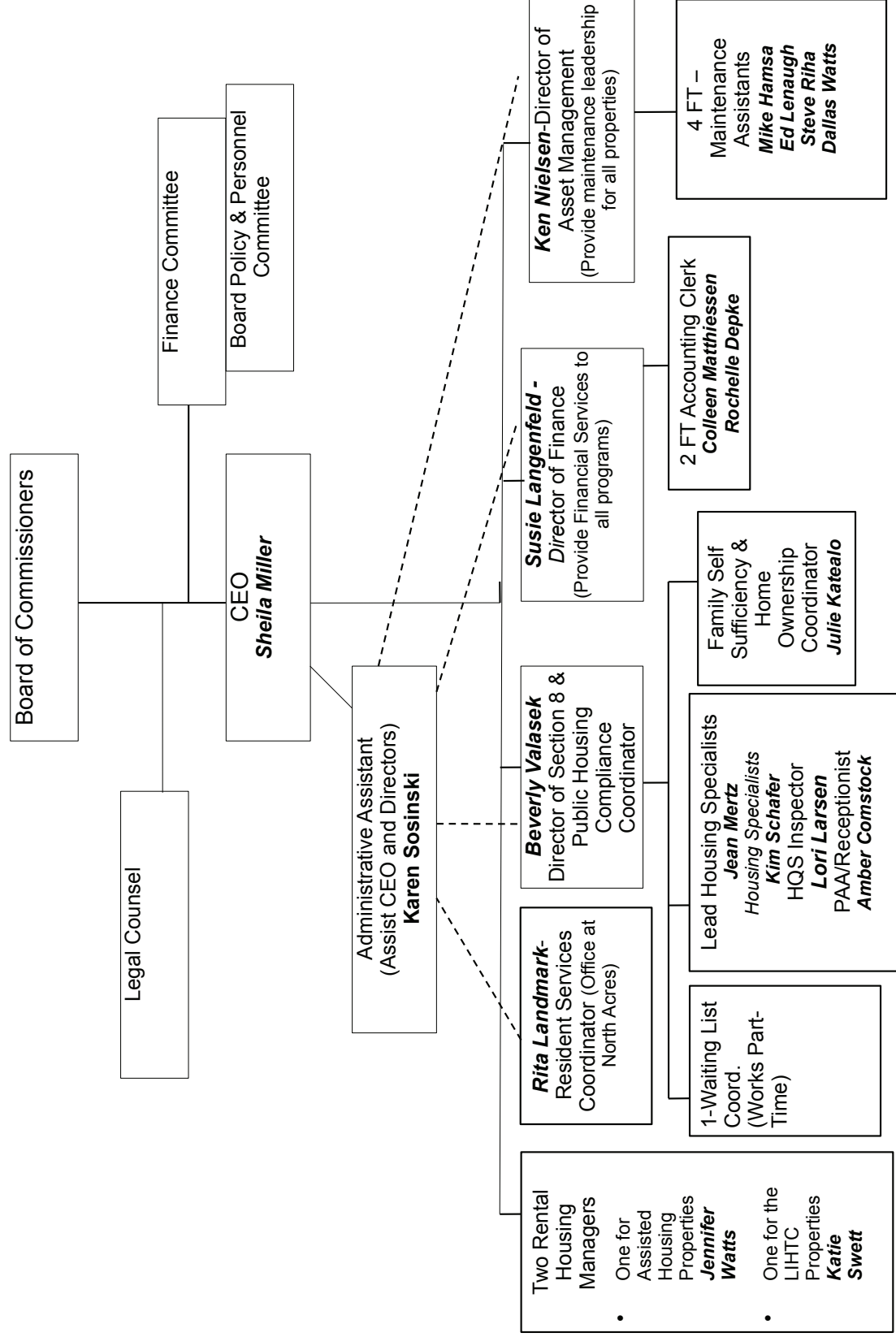
Deanna Wagner,
CASA

Melissa Beber,
HR Director
Woodman of the World Insurance

Deb Marasco
Community Outreach Manager
Immanuel Pathways

Sheila Miller,
DCHA CEO

ORGANIZATION CHART



ACCOMPLISHMENTS

It Takes a Village



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 1232 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 DCHA where project-based Section 8 vouchers subsidize the low rent paid by the tenant.

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>
Low Income Housing Tax Credit Program		Total of 109 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 1180 Units	
Regular Vouchers		843 Units	throughout
Mainstream Disabled Vouchers		177 Units	Douglas,
Family Unification Vouchers		50 Units	Sarpy &
Veterans Affairs Supportive Housing (VASH)		162 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 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

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.

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. It is close to a medical facility, grocery store and pharmacy. A community center similar to those in Bennington and Valley provides an area for socializing, as well as providing on site 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

MARY ANN BORGESON HOUSING & SERVICES

Advocacy Award

Philip Wayne was appointed to the Douglas County Housing Authority Board of Commissioners on May 3, 2011. On April 1, 2012, he assumed the position of Chairman of the Board. Phil has continued to serve as the DCHA Board Chairman for the past seven years.

Phil has been in the property management business for 40 years and he has taught real estate classes at UNO. As a national speaker, Phil has developed several training programs on property management topics and has published articles for various news magazines and professional publications.

Phil has been a strong supporter of housing for those less fortunate. He has been a recipient of the HUD Fair Housing Achievement Award and the Key to the City of Omaha for outstanding services as Chairman of the Omaha Civil Rights Hearing Board and many other awards and accolades.

Congratulations to Phil Wayne, the 2019 winner of the Mary Ann Borgeson Housing and Services Advocacy Award.

Also recognized for outstanding employee awards were Douglas County Housing Authority staff members Colleen Matthiessen, Karen Sosinski and Katie Swett.



ACCOMPLISHMENTS

Low Income Housing Tax Credit (LIHTC)

The Douglas County Housing Authority (DCHA) owns two, and manage three other LIHTC properties. These include the Platte Valley Apartments, Woodgate Townhomes, River Road Townhomes, and the Valley and Gretna CROWN programs.

LIHTC properties are part of an affordable rental housing program, created in 1986. The LIHTC program was developed to promote development of affordable rental housing for low-income individuals and families. Tenants only pay 30% of their adjusted gross income towards rent. The Douglas County Housing Authority is happy to be able to offer 109 LIHTC units.

With offering these affordable units we have the opportunity to work closely with many families and individuals. The last year has been difficult for everyone. One of our communities, the Platte Valley Apartments, was affected by the flooding in 2019. The hard work and effort by all employees at DCHA paid off and the remodel of units affected by the flooding was successfully completed in 2019. Many of our past and current tenants were deeply affected by the flooding and the effects it had on their lives and the lives of their loved ones.

In 2020 everyone in our community has been affected by COVID-19. The effects on the tenants at our LIHTC properties have been anywhere from mild to severe. During these difficult times we are working with our tenants, to the best of our ability, based on their individual circumstances. One of the most important things in a tenant/landlord relationship is communication. Through open and productive communication with our tenants we have been able to treat each tenant's situation individually; as a result, at this time, we have not had to file any evictions due to non-payment of rent as a result of COVID-19 related job loss or reduction in hours.

With these struggles, along with the struggles faced every day, I have had the privilege of seeing our tenants show resiliency and strength, time and time again. As a property manager at the Douglas County Housing Authority I am proud to help assist families and individuals with a strong foundation they can call home.

Katie Swett, Property Manager

ACCOMPLISHMENTS

FSS Success Story



2020 has been a challenging year, however, not for Nyadech Lee! Nyadech Lee has been in the Family Self Sufficiency Program (FSS) for five years. One of the requirements of the FSS program is to maintain a full-time job, 30 hours or more, for the 12 months prior to completing the program. Nyadech has always been able to meet the requirements by working full-time which demonstrates her commitment. Over the last year Nyadech secured employment at Rotella Bakery and I believe she has never worked harder. It is a very demanding job in itself and Nyadech was up for the challenge.

Nyadech is a single mom and has always set a positive example for her children by maintaining employment and working hard to achieve her goals.

Over the years in the FSS program we have provided educational workshops on credit, paying off debts and saving money. Because Nyadech completed the program successfully, she has received her escrow money which was approximately \$22,000.00. That is amazing and she was overwhelmed with joy, when she was handed the check.

Nyadech has been paying full rent for six months and will be completely off all of our programs effective August 31, 2020. What an accomplishment that is!

I have put her in touch with a bank loan officer to get a home mortgage in the fall of this year 2020! I'm confident that she will become a home-owner before the year ends.

It was my great pleasure to have worked with Nyadech Lee, she is an amazing person and example for others.

Julie Katealo, FSS Coordinator

ACCOMPLISHMENTS

VASH PROGRAM WE'VE GOT YOU COVERED



What started out with the love of quilting handed down from mother to daughter and the need to give back from one Veteran to another, has benefited both daughter and veteran.

Retired Air Force Major, Jeanette Duncan, served for 26 years both overseas and stateside. Major Duncan has been based in England, the Pacific, Saudi Arabia, Louisiana, South Carolina, New York, Colorado and Nebraska. Her career has spanned numerous medical administrative positions from Records, Air Evacuation Services, Ambulatory Care Services, Maintenance, Facilities Management to Clinic Administrator.

As a way of honoring her mother, Major Duncan enjoys making and giving quilts to others. Our fortunate benefactors this year were some of the veteran residents at Victory Apartments. A total of 7 strip quilts were donated to Tom York, Property Manager of Victory Apartments. These quilts will benefit several of the veterans served at Victory Apartments.

Major Duncan is also the sister of our very own Beverly Valasek, through whom she found out about our Veteran Program. I get the feeling that this won't be the last of the quilts that we will see in the future.

Jean Mertz, Lead Housing Specialist

ACCOMPLISHMENTS

Free Tax Days Hosted by DCHA

Douglas County Housing Authority (DCHA) has been a partner for more than six years with the Earned Income Tax Coalition (EITC) which is a division of the Family Housing Advisory Services.

As the host, DCHA provides the space for free tax preparation services, which benefit both our clients and the public. Once again we have extended the dates throughout the tax season to provide flexibility for individuals to take advantage of this great resource.

This year looked a little bit different than the past years, because EITC also partnered with AmeriCorps. This organization collaborates with young adults to become trained in the preparation of income taxes as a result, this partnership provided more tax preparers which in turn improved productivity. The AmeriCorps group was a great help and they did a great job. I'm looking forward to future tax seasons with their help.

This year our schedule got cut short several weeks due to the COVID19 Pandemic, however we still had great turnout and served almost 300 people with their taxes.



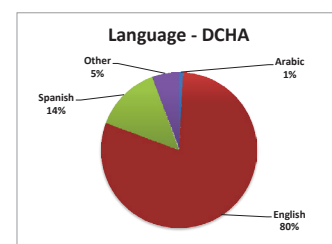
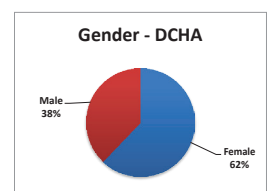
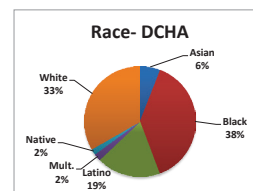
Douglas County Housing Authority Mobile Tax Sites 2020

	Federal Tax Returns	Total People Helped	Average Adjusted Gross Income
Total Number	259	424	\$23,748

	Federal Refund	Federal Balance Due
Average	\$2,549	\$588
Total Amount	\$558,272	\$8,828

Filing Status	Single	Married Joint	Head of Household	Married Filing Separate
Total	149	35	65	10

Credits:	Education Credits	Earned Income Credit	Child Tax Credit	Additional Child Tax Credit
Total Number	8	92	43	64
Average	\$ 801.00	\$2,458.00	\$1,381.00	\$1,592.00
Total Amount	\$ 6,413.00	\$ 226,172.00	\$59,396.00	\$ 101,946.00



ACCOMPLISHMENTS

Mainstream Vouchers

Effective July 1, 2020 Douglas County Housing Authority (DCHA) received an additional twelve Mainstream Vouchers from Housing and Urban Development (HUD), bringing the total to 177 Mainstream Vouchers being administered by DCHA.

Mainstream Vouchers serve the non-elderly with disabilities who are transitioning out of institutional or other segregated settings, who are at serious risk of institutionalization, are homeless, or at risk of becoming homeless. The disabled population is one of the most vulnerable populations that Douglas County Housing Authority serves.

During the Covid-19 Pandemic it has been important to continue to serve this population and also provide new opportunities with additional vouchers to applicants that meet the qualifications for the Mainstream Vouchers.

All twelve Mainstream Vouchers were issued during the Covid-19 Pandemic and were met with excitement by our applicants that would soon have permanent safe, and affordable housing.

Beverly Valasek, Director of Public Housing and Section 8

ACCOMPLISHMENTS

Resident Service Coordinator

At the end of 2019, the field of Service Coordination particularly in public housing was growing. Enhancements to the reporting systems made it more accurate and demonstrated the cost savings of having a Service Coordinator program. Survey and study statistics indicate that nationally, the cost of keeping older adults independent in his/her own homes averages 66% less than nursing home care. Then suddenly the priorities shifted to a whole new direction when the COVID-19 pandemic struck. Disease prevention, health education, food stability and sanitation became top priorities. The added limitations of not being able to have the critical face to face interactions took a toll on tenants.

Before the outbreak, public housing residents already faced challenges. Seniors living in public housing statistically have higher rates of additional needs in performing daily living activities such as eating, bathing and getting dressed along with increased rates of pre-existing health conditions. These factors along with the mental health setbacks of a crisis and social isolation added even more obstacles to the individuals residing in public housing. Fortunately, thanks to previously established partnerships with community providers, most Douglas County Housing tenants were able to get sufficient services and needs met, often in new and unique ways. Challenges were faced daily with the operations of Service Coordination and Property Management due to office closures and risk of face to face interactions with such a vulnerable population of tenants. Residents adapted to this and have been receptive to relying more on the utilization of phones and email for communication. Advancements in technology were used in order to engage in time sensitive paperwork, applications and reviews. Lacking throughout the pandemic has been and still remains, the social interactions. Although necessary for prevention of virus spread, it has resulted in increased mental health needs. This will continue to be a focus of service coordination while continuing to maintain wellness and disease prevention through new and innovative means.

Service Coordination is available to residents of public housing in confidentiality; tailored to provide assistance and referral regarding their personal, health, financial needs or support programs. With a Service Coordinator available, there can be significant reductions in vacancies, damages, and unnecessary transfers to other institutional settings. Programs with Service Coordinators provide an extra safety net to monitor for the risk of abuse and exploitation with this vulnerable population. Although the program is voluntary, records indicate that in the past year 98% of tenants have utilized the Service Coordinator. The average age of tenants in DCHA elderly and disabled properties is 62. In the 108 public housing units, there were 17 vacancies in the past year.

Rita Landmark, Resident Service Coordinator

ACCOMPLISHMENTS

Resident Highlight



Geno is a single father with teenage children who resides in one of Douglas County Housing's single-family houses.

The single-family rental homes are part of the HUD low rent public housing program. DCHA owns and maintains 38 single family homes which are composed of 34 three-bedroom homes and 4 four-bedroom homes located primarily in northwest Omaha and the Millard area. The purpose of the Public Housing program is to provide decent, safe and affordable housing based on the family's income.

Geno and his family were provided the opportunity to live in a home which allowed them to focus on the positive aspects of life. When asked about how he felt about the program Geno stated: "A few years ago, I found myself in a position in my life that was very difficult. I needed something good to come my way. I had heard about the housing programs that Douglas County has and decided to apply to see if I qualified. I quickly submitted all of my paperwork and documents. After a couple of months, I received a notice and made an appointment. From the very first interview the property manager and staff at DCHA were very kind and helpful. Being able to provide my family with a great home is a priceless gift. Thank you DCHA for making a difference in my life!"

It brings our staff great satisfaction to assist our residents in their time of their need.

Jennifer Watts, Property Manager

ACCOMPLISHMENTS

Maintenance Department

Each year our Maintenance Department manages to rise to the challenge, whether it be the result of Mother Nature's 2019 flood or 2020's pandemic. Despite those obstacles, our maintenance staff remains intact. The maintenance staff consists of: Dallas Watts, Steve Riha, Mike Hamsa, Ed Lenagh and myself, Ken Nielsen. I recently celebrated my 25th year milestone anniversary with DCHA.

After months of meetings and negotiations with FEMA, we have been able to open up all the units at Platte Valley after the floods of 2019. All the units affected by the flood have been completely remodeled. New walls were installed, flooring, cabinets, appliances, bath showers, countertops, doors and all LED lighting in the units have been replaced. It was a tremendous undertaking; however, the end result justified the additional man power.

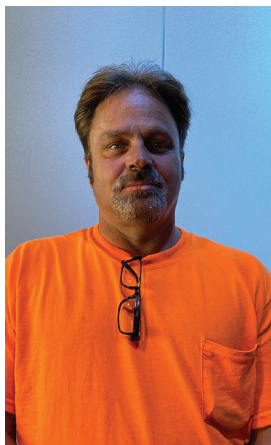
Shortly after the aforementioned renovations, there was a unit that sustained fire damages. This unit also had to be completely renovated: new walls, ceilings, flooring, and kitchen and bath. Luckily the fire was contained to only that specific unit and no other units or building structure sustained damages.

The restrictions that Covid-19 placed on our maintenance department presented the chance for the maintenance department to focus on exterior work for our properties. We have striped the parking lots at all the complexes, trimmed numerous bushes and trees, worked on the landscapes, painted various properties and installed new signage at some locations. We patiently await the time when we will be able to get back into the units and start individual inspections soon. We continue to hope that sometime soon we can get back to normal or adapt to the new normal.

Ken Nielsen, Director of Asset Management



Ken



Dallas



Steve



Ed



Mike

ACCOMPLISHMENTS

Resident Spotlight

For many in the aging and disabled population, the future of their residential and care needs are often considered. The vast majority of people desire to remain in their home as long as possible. Public housing residents in the elderly and disabled housing programs have the accessibility features in the units along with the affordability that make this a choice for their future of aging in place. The units also have onsite amenities and offer a smaller community to enhance people's lives as they age and may face uncertainties of physical or cognitive decline. As an individual "ages in place" there may be changes to their immediate surroundings that will need to be adapted to help with mobility and safety. Through the partnerships and service options, these things can occur while still being able to remain independent and active.

In 2008, when Karen moved into Valley Heights apartment, she too was focused on finding a place that she could "grow old" in while maintaining her independence and social life. At that time she was reliant on a power wheel chair to ambulate in the community. Her health conditions were degenerative so despite her active lifestyle, she needed to consider the needs of the future as she may face more limitations in time. She quickly transitioned to the



small community, getting connected with neighbors and the local church. This arrangement allowed for her to continue her independent life. As the years went on, and needs increased, Karen started to receive services through the Eastern Nebraska Office on Aging providing general assistance in her home. She also works with Nebraska Assistive Technology Partnership to acquire additional adaptations to her vehicle allowing her to remain independent with her transportation needs.

Unexpected circumstances hit in June 2019 when Karen was rushed to the hospital after a fall from her wheelchair. She could never have expected the almost 6 months of painful rehab and recovery that would lie ahead. She endured extensive surgery involving the placement of a steel rod, pins and surgical screws into her leg. During her recovery, both professionals and Karen herself started to question if she would ever get to go back to her apartment due to the limitations to complete basic care of herself. Her determination and focus in therapy made it possible for her to return in November 2019. With the help of in-home therapy and

ACCOMPLISHMENTS

Resident Spotlight (continued)

care providers, she was able to make that transition back to the independence and comfort of her apartment. Karen credits that community support for much of her success. Neighbors and friends came to visit her regularly during her stay in a rehabilitation program. They were her first line of support upon returning over a holiday weekend with food donations and daily check-ins. Aging in place tends to improve senior's quality of life which in turn can have positive effects on their physical health. It also offers another layer of protection from the viral risks found in senior living facilities reducing the chance of contracting a serious illness particularly in the face of the current pandemic. There are cost savings benefits as well. When a person can age in place the burden of cost is less not having to put the strain on more expensive long-term care. In home care benefits through such partnering agencies as the Office on Aging, Assistive Technology and Home Health Care are a fraction of the costs than daily care in a long-term care facility.

Rita Landmark, Resident Service Coordinator

ACCOMPLISHMENTS

DC West Home Visiting Program



The families at the Platte Valley Apartments (PVA) are offered great opportunities through the local school district, DC West. As the property manager of PVA, I often work closely with the staff at DC West to coordinate and ensure families who wish to participate are aware of the supportive programs.

I recently met with two Early Childhood staff members from Valley's school district, DC West to network and stay current on what is being offered in the community. Sue Guerrero is DC West's Family Facilitator working with families and children ages three years old thru Pre-K or Kindergarten. Sue does a combination of programs within the school as

well as in home meetings. Michelle Rife works as the Home Visitor and works with families with babies, mothers who are pregnant and children under three-years-old. This program is offered at no-cost to families.

Many of our families at the Platte Valley Apartments participate in these programs. As a result of participation in both programs, families receive support, resources and encouragement in their children's development. It also provides an opportunity for families to be involved early on with their children's education and school. Meeting individually and as a group with other families encourages networking between parents.

In response to COVID-19, they have adjusted the programs to meet family's needs. If requested they are able to meet in environments that families are comfortable in such as community places that offer adequate space or if a family prefers they can participate in zoom meetings.

Sue Guerrero told me she has observed "as parents become more involved in school, families in the programs are more likely to attend school conferences. They have stronger relationships with the community and school, and parents are more apt to advocate for their children".

As the property manager of PVA I have the privilege of being a part of a small community with so many individuals and agencies who offer ongoing support and connection within the community and to our residents.

Katie Swett, Property Manager

DCHA STATISTICS

Resident Demographics

Gathered Summer 2020

Participant Profile

- 3,827 household participants
- 21% are elderly
- 31% are female heads of household
- 869 households with children under 18

Ethnic Origin of Participants

- 52% White
- 46% African American
- 1% Other
- 4% of the total are Hispanic

Income Profile of Participants

- \$13,515 is the average income per wage family
- 33% have wages as income
- 62% have Social Security & SSI as income
- 23% have welfare as income

Economic Impact of Public Housing

As of March 2020

Every year 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 \$29,877 to local business' for operations
- ❑ Capital Improvement of \$516,861 to local contractors and businesses for equipment and renovation of multiple properties
- ❑ HAP payments of \$7,716,286 to many local landlords and property owners
- ❑ Utility payments of \$71,662 to various local utility companies
- ❑ FSS Program paid out \$46,691 to participants for higher education, personal purchases and down payments for purchasing a home

FINANCIAL REPORT

Combined Balance Sheet Unaudited 3/31/20

Assets

Cash & cash equivalents	\$3,937,487
Deposits with HUD	-0
Long-term Mortgage Receivable	\$510,494
Notes Receivable	\$677,093
Tenant Receivable	\$14,331
Accounts Receivable - Related Party	-0
Accounts Receivable - All Other	\$13,236
Investments	
Due from Intercompany Funds	\$404,261
Prepaid Expenses	\$83,262
Deferred bond costs	-0
Fixed Assets (less depreciation)	\$8,208,264
Other Assets	
Total Assets	\$13,848,428

Combined Statement of Revenues & Expenses

Income

Dwelling Income	\$2,651,368
Management Fees	\$180,817
Interest Income	\$77,019
Other Income	\$546,991
Gain on Sale of Assets	\$1,595,927
Federal Grants	\$8,481,916
Total Income	\$13,534,039

Expense

Administrative	\$1,665,033
Tenant Services	\$524,468
Utilities	\$254,692
Maintenance & Operation	\$626,729
General Expenses-Operating	\$275,247
Housing Assistance Payments	\$7,792,438
Depreciation	\$633,530
Sale Expenses	\$211,643
Total Expenses	\$12,448,144
Net Income (Loss)	\$1,085,894

Liabilities & Reserves

Accounts Payable	\$7,290
Accrued Liabilities	\$209,546
Accrued Interest	\$9,817
Tenant Security Deposits	\$102,955
Due to Intercompany Funds	\$248,596
Deferred Revenue	
Current & Notes Payable	\$841,548
Non Current Liabilities	\$4,136,886
Total Liabilities	\$5,556,638

Equity/Restricted & Unrestricted Assets \$8,291,790

Total Liabilities & Surplus \$13,848,428

Statement of Public Housing CFP Grant

The total amount included in the financial information used for modernization and rehabilitation of public housing units is **\$47,582**.

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).



Susan Langenfeld, Director of Finance

