

DOUGLAS COUNTY HOUSING AUTHORITY

2021 ANNUAL REPORT: YEAR OF REFLECTION



5404 N. 107th Plaza, Omaha, NE 68134

402.444.6203

GREETINGS FROM THE NEW CHIEF EXECUTIVE OFFICER

REFLECTION

My story began with Douglas County Housing Authority (DCHA) in 2006 as the Director of Finance (DOF). I had previous non-profit experience but nothing that compared to the Housing Authority. When I first interviewed for the DOF position, I recall stating I was excited to work within an organization that provided challenge and diversity. Obviously, I had never worked with HUD or I would not have made such a statement. I have always stressed to my children to choose a career that reflects your passion then you will be able to draw on that passion during the difficult times. The Housing Authority's Mission, Vision and Values allows me to fulfill my passion by providing a service to the less fortunate which allows them to improve their lives and possibly become self-sufficient.

My experience as the DOF and CFO for both DCHA and Omaha Housing Authority has prepared me for this next chapter in my life. I was honored to be offered the position as the CEO of DCHA in July of 2020.

During my 15 years in the Housing Authority field, we have experienced challenges but nothing in comparison to what we survived during 2019 - 2021. Every Housing Authority was forced to test their limits and adapt to the changes these last years have thrown at us. We have all praised our staff for their resilience and perseverance as well as HUD for providing additional financial support. Although many of us would like to erase these last two years from our memories, the fact that we are still here



and going strong is a testimony that we cannot overlook, erase or minimize. Additionally, we have observed our staff's strength and willingness to pitch in when we were short staffed. This only reinforces that the staff is the driving force behind our Housing Authorities.

As I transition into my new role as the CEO, I thank DCHA's staff, Board of Commissioners and Finance Committee for their support.

I glanced in my rear-view mirror this year to see how far we have all traveled then I focused on the windshield excited to see the path we will travel in the upcoming years.

Sincerely,

A handwritten signature in blue ink that reads "Rhonda Hodge-Mason". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Rhonda Hodge-Mason, 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.



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



Damien Foster
Vice Chairperson
CPA, KRL Accounting & Tax LLC



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



Matthew Wickham
Secretary
Chair of Community Housing & Service Corp.
MaConn Enterprise – President



Deb Marasco
Commissioner
Immanuel Pathways Community
Outreach Manager



Philip Wayne
Commissioner
Chair of Personnel Committee
Independent Consultant



LuAnn Carlson
Resident Commissioner

DCHA COMMITTEES

Finance Committee:

Charles V. Sederstrom, III
Treasurer

Tom Stratman,
DCHA Board Commissioner
Midwest Housing Equity Group

David Wetig,
American National Bank

Susie Langenfeld,
DCHA Director of Finance

Aaron Flaugh, Executive Director
SIMBO Housing

Damien Foster, CPA
KRL Accounting & Tax LLC

Aaron Adams,
NP Dodge

Rhonda Hodge-Mason,
DCHA CEO

Board Policy & Personnel Committee:

Philip Wayne, Chairperson

Tom Stratman

Damien Foster

Charles Sederstrom, III

Matthew Wickham

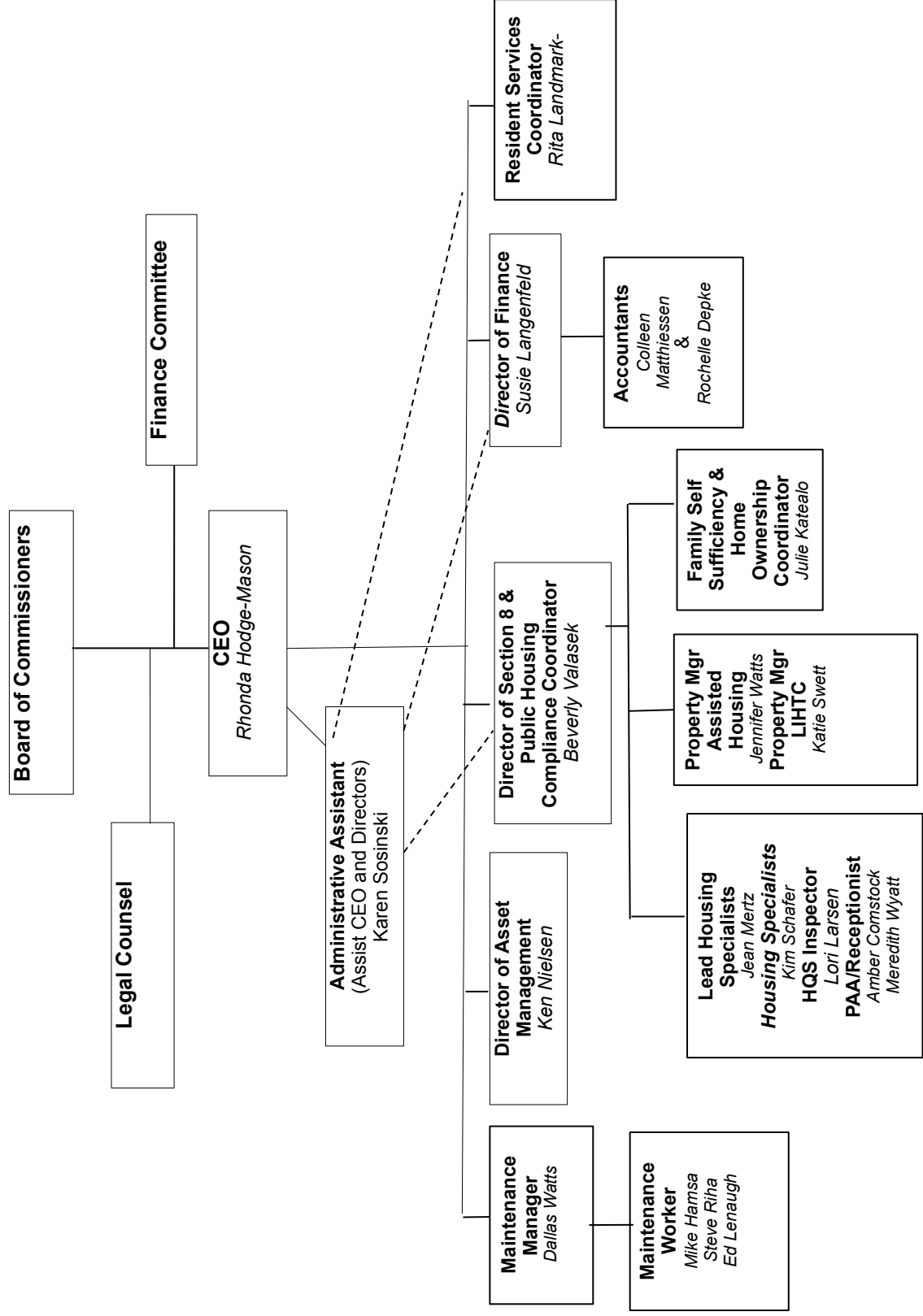
Deb Marasco

LuAnn Carlson

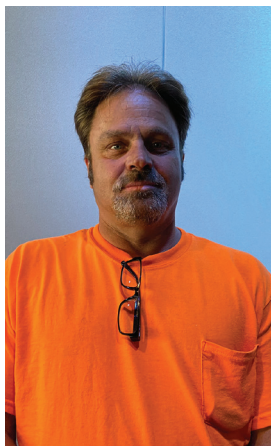
Rhonda Hodge-Mason, DCHA CEO

ORGANIZATION CHART

FYE March 2021



DCHA STAFF



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 68 Units	
Valley Heights	1988	16 Units (1BR)	Valley
Valley View	1978	28 Units (1BR)	Valley
Benn View I	1981	16 Units (1BR)	Bennington
Benn View II	1988	8 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 1236 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
Foster Youth Initiative (FYI)		4	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



Congratulations to Sheila Miller, who is the 2021 recipient of the Mary Ann Borgeson Housing and Services Advocacy Award presented by Douglas County Housing Authority.

In 2014, Sheila assumed her position as Chief Executive Officer of the DCHA. She utilized her 35-years of accumulated knowledge in subsidized housing programs, coupled with her ever present passion for housing the less fortunate, to advance the housing requirements of those in need.

Sheila brought job clarity and focus to DCHA's mission. She developed organizational changes that improved the work atmosphere within organization that included a greater team effort with successful crossover tasking which greatly improved work product and the sense of self-worth and accomplishment within the organization.

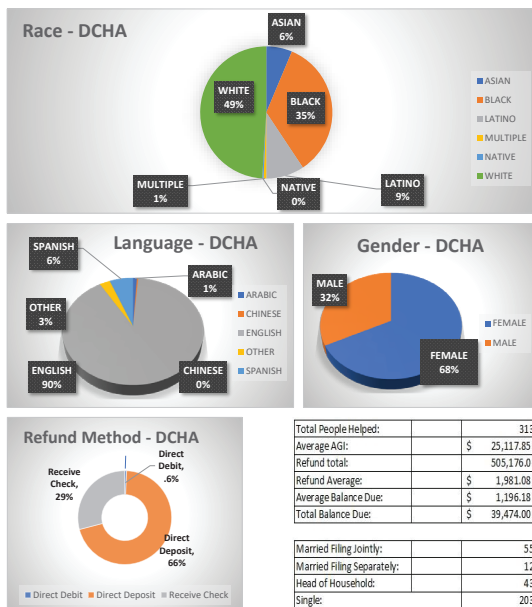
ACCOMPLISHMENTS

Free Tax Days Hosted by DCHA

Douglas County Housing Authority (DCHA) has been a partner for more than 7 years with the Earned Income Tax Coalition (EITC) which is a division of the Family Housing Advisory Services. The (EITC) also partnered with AmeriCorps which is an organization that provided young adults to become trained to prepare taxes at our tax site. The AmeriCorp group continue to provide assistance and they did a wonderful job.

As a host, we provide the space for clients and public to get their taxes prepared for free. Each year we have added more dates throughout the tax season to provide flexibility for people to be able to take advantage of this great service.

The schedule was extended since we had to limit the number of attendees scheduled simultaneously. We served approximately 313 people with their taxes.



	Total #	Average Amount	Total Amount
Education Credits:	10	\$ 670.50	\$ 6,705.00
EITC:	74	\$ 1,988.18	\$ 147,125.00
Child Tax Credit:	28	\$ 1,476.29	\$ 41,336.00
Additional Child Tax Credit:	35	\$ 1,828.34	\$ 63,992.00

	Total In Person	Total Email	% In Person	% Email
Follow Up	127	186	40.50%	59.40%

DCHA STATISTICS

Resident Demographics

As of March 2021

Participant Profile

- 2,756 household participants
- 13% are elderly
- 33% are female heads of household
- 975 households with children under 18

Ethnic Origin of Participants

- 69% White
- 29% African American
- 2% Other
- .03% of the total are Hispanic

Income Profile of Participants

- \$14,341 is the average income per wage family
- 35% have wages as income
- 65% have Social Security & SSI as income
- 24% have welfare as income

Economic Impact of Public Housing

As of March 2021

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 \$90,009 to local business' for operations
- ❑ Capital Improvement of \$134,966 to local contractors and businesses for equipment and renovation of multiple properties
- ❑ HAP payments of \$7,874,694 to many local landlords and property owners
- ❑ Utility payments of \$60,566 to various local utility companies
- ❑ FSS Program paid out \$56,407 to participants for higher education, personal purchases and down payments for purchasing a home

FINANCIAL REPORT

Unaudited 3/31/21

Combined Balance Sheet

Assets

Cash & Cash Equivalents	\$6,533,254
Long-term Mortgage Receivable	\$565,019
Notes Receivable	\$678,882
Tenant Receivable	\$6,599
Accounts Receivable - Related Party	\$1,215,382
Accounts Receivable - All Other	\$10,015
Due from Intercompany Funds	\$267
Prepaid Expenses	\$123,868
Fixed Assets -net	\$7,748,221

Total Assets **\$16,881,507**

Liabilities & Reserves

Accounts Payable	\$192,216
Accrued Liabilities	\$314,899
Accrued Interest	\$115,499
Tenant Security Deposits	\$103,507
Due to Intercompany Funds	\$858,837
Current & Notes Payable	\$5,797,379
Non Current Liabilities	\$244,191

Total Liabilities **\$7,626,527**

Equity

Restricted & Unrestricted Assets	\$9,254,980
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Total Liabilities & Surplus **\$16,881,507**

Combined Statement of Revenues & Expenses

Income

Dwelling Income	\$1,980,479
Management Fees	\$206,764
Interest Income	\$65,687
Other Income	\$1,378,753
Federal Grants	\$9,913,197

Total Income **\$13,544,880**

Expense

Administrative	\$1,404,531
Tenant Services	\$75,486
Utilities	\$236,844
Maintenance & Operation	\$635,710
General Expenses-Operating	\$225,737
Donation	\$1,015,367
Housing Assistance Payments	\$7,874,695
Depreciation	\$522,184
Covid Expenses	\$384,689
Notes Interest & Casualty Loss	\$235,395

Total Expenses **\$12,610,638**

Net Income (Loss) **\$934,242**

Statement of Public Housing CFP Grant

The total amount included in the financial information used for modernization and rehabilitation of public housing units is **\$112,745**.

