

Directors Report  
March 14, 2018

Activities since the last board meeting on February 21, 2018.

### **General Business**

I am looking into purchasing some “keyless” locks for Eastlawn. This would place keyless locks on all East Lawn and East Lawn Addition units 100 in total. I am also getting a bid to do the office, community halls, boiler room, maintenance shop and laundry room doors. Each key can be programmed individually to allow access to different locations throughout the property.

The preliminary numbers are coming in about \$30,000 but there is still some information that is being requested of us to complete the bid.

I am also looking for a more local company that may be able to do the work.

### **Development**

Potential purchase of the property at 400 N Monroe Lexington NE. This is a 3 bedroom home with shop. The owner is asking \$225,000 for the property.

### **Training Dates / Travel**

Derek will take an online certification course on public housing and housing choice rent calculation at the cost of \$899 and a course on Tax Credit Basics at no cost with our subscription to HTVN. At the weekly staff meetings the office staff and maintenance are watching the Fair Housing training video produced by HTVN.

March 26,27,28 and 29 is the NAHRO Conference in Lincoln with training seminars on Public Housing Assessment System and Section 8 Management Assessment Program. Derek will attend all 4 days and Lisa will attend the Sec 8 Management Assessment Program as well on March 28 and 29.

May 9 and 10 is the NIFA conference in Lincoln NE which will be attended by Lisa and Derek.

### **Public Housing 1-50 and Scattered Sites**

We are working to fill vacancies. We will have two units coming open in scattered sites but have tenants in line for those.

### **East Lawn Addition (Section 8 New Construction) 51-98**

We are working to fill vacancies. We should be down to only a couple vacant units by the end of the month.

### **East Lawn East 101 - 118**

I will contact our field rep Darron Collins to see what can be done with the property and see what the ownership opportunities are.

### **Pioneer Homes**

All properties are full at this time.

**Vouchers - See attached voucher report**

I am working with our HUD Rep in Omaha about our 2 year plan for Voucher. We have been receiving funds this year and John has been able to offer new vouchers.

**Legend Oaks**

No Vacancies. We will be doing some preventative maintenance to the garage doors. These doors were installed without a brace on the top panel. We have had two top panels crack making the door inoperable in the past week. The cost for door repair is approximately \$150 each and I can get a brace installed and the opener adjusted correctly for \$70 per door. This will affect 18 units.

**Legend Oaks II**

No Vacancies.

**Personnel**

Amino Noor has left her employment at LHA. Her position will not be filled at this time. LHA will use the Language line as a translating service for the time.

Jesse Arugillo has filed a claim for unemployment. Derek sent the paperwork in on 3/8/2018.

Robert Copper was hired to replace Jesse Arugillo. Robert started on 3-13-2018.