

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
10:00 a.m. February 22, 2023

**STAFF PRESENT:** Joanie Poore, Brian Hansen, Michelle Therkildsen, Philisa Smith

*The meeting was called to order at 10:04 a.m.*

**1. ANNOUNCEMENT OF OPEN MEETINGS ACT:**

The meeting falls under the Open Meetings Act and copies of the law are available.

**2. ROLL CALL:** Commissioners Present:

Joel Dougherty, Vice Chair  
Tony Veland  
Danielle Goodwin  
Jennifer Taylor  
Cammy Watkins

Commissioners Absent:

Christine Johnson  
David Levy, Chair

**3. PUBLIC COMMENTS:**

Chair Levy questioned if there were any public comments. No public comments were received.

**4. ACTION ITEMS:**

**4.1. Resolution 2023-24 Section 8 Management Assessment Program (SEMAP) Certification Form**

Ms. Smith presented the SEMAP and explained the evaluation process. Ms. Smith explained that OHA is required to submit the HUD required SEMAP Certification form within 60 calendar days of the end of the fiscal year. Ms. Smith noted that OHA received 140 points out of 145 points.

**MOTION** by Commissioner Watkins, seconded by Commissioner Goodwin, to approve Resolution 2022-24 Section 8 Management Assessment Program (SEMAP) Certification Form

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye  
Commissioner Dougherty – Aye  
Commissioner Veland – Aye  
Commissioner Taylor – Aye  
Commissioner Goodwin – Aye

**4.2. Revisions to Resolution 2023-21 RAD Consultant Contract Term**

Mr. Hansen explained that this action is to approve a revision to the contract term approved on February 2, 2023 by the OHA Board of Commissioners with Affordable Housing Forward LLC for the firm's Rental Assistance Demonstration (RAD) Consulting services. In the approved Recommendation Memorandum, the term is stated as an initial term of (1) one year with OHA reserving the right to renew for (4) four additional on-year terms with Board of Commissioners approval. The proposed contract term published in the RFQ 221115 is an initial term of (3) three years with OHA reserving the right to renew for (2) two additional one-year terms with the Board of Commissioners approval.

**MOTION** by Commissioner Watkins, seconded by Commissioner Veland, to approve Revisions to Resolution 2022-21 RAD Consultant Contract Term

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

## **5. ADJOURNMENT:**

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to adjourn the meeting at 10:20 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Watkins – Aye

Commissioner Dougherty – Aye

Commissioner Veland – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye