



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Community Development Authority
August 27, 2014 at 4:30 pm
The Forum
Beloit City Hall
100 State Street**

1. Call to Order and Roll Call
2. Citizen Participation
3. Review and Consideration of the Minutes of the Regular Meeting held on July 30, 2014
4. Housing Authority
 - a. Presentation of July Activity Report (Pollard)
 - b. Presentation of July Financial Report (Pollard)
 - c. Presentation of the Five-Year and Annual Plan for the Beloit Housing Authority (Pollard)
5. CDBG, HOME and NSP Programs
 - a. Review and Consideration of Resolution 2014-19, Authorizing the CDA to Award the Rehab Contract for 318 Moore Street (Schneider)
6. Adjournment

Following adjournment of the regular meeting of the CDA, the CDBG applicants for the 2015 program year will present their applications (see attached schedule).

*If you are unable to attend this meeting, notify the Housing Authority Office at 364-8740 **no later than 4:00 PM the day before the meeting.***

Notice Mailed: August 22, 2014

Approved: Julie Christensen, Exec. Director

** Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Minutes
Beloit Community Development Authority
100 State Street, Beloit WI 53511
July 30, 2014
4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, July 23, 2014 in the Forum of Beloit City Hall, 100 State Street.

1. **Call to Order and Roll Call:**

Meeting was called to order by Commissioner T. Johnson at 4:30 p.m.

Present: Commissioners Casares, Evans, G. Johnson, T. Johnson, Kelly, Kincaid

Staff Present: Julie Christensen, Cathy Pollard, Clinton Cole, Teri Downing,
and Ann Purifoy

2. **Citizen Participation:**

None

3. **Review and Consideration of the Minutes of the Regular Meeting held on June 25, 2014.**

Motion was made by Commissioner Evans and seconded by Commissioner G. Johnson to approve the minutes of the Regular Meeting held June 25, 2014.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of June Activity Report**

Cathy Pollard, Beloit Housing Authority Director, gave a brief summary of the report.

The 2014 waiting list purge will be complete by the end of October.

b. **Presentation of June Financial Report**

Cathy Pollard gave a brief summary of the report.

While the Housing Authority shows an overall deficit, we are very much “in the black.” Because we receive tax credits, the lease on Housing Authority properties cannot be shown in our financial reports for 15 years.

- c. Review and Consideration of Resolution 2014-17, Authorization to Write-Off Beloit Housing Authority Public Housing Tenants Accounts Receivable 2014 Second Quarter Vacated Residents

Cathy Pollard presented the staff report and recommendation.

Cathy explained how HAPPY Software and TRIP are utilized in recouping our vacated unit TARs.

Commissioner Kelly moved and Commissioner Kincaid seconded a motion to approve Resolution 2014-17.

Motion carried unanimously.

5. **CDBG, HOME and NSP Programs:**

- a. Public Hearing on the Housing, Homeless, Public Housing and Community Development Needs for Inclusion in the 2015-2019 Consolidated Plan

Teri Downing presented the staff report.

Chairman Tom Johnson opened the Public Hearing.

Jean Randles, representing HealthNet of Rock County, Inc., 23 W. Milwaukee St., Janesville, WI presented the mission, services, and funding needs of HealthNet of Rock County.

Mary Frye, 3307 Riverside Drive, Beloit, WI had a question which was referred to staff.

Chairman Tom Johnson closed the Public Hearing.

- b. Review and Consideration of Resolution 2014-16, Authorizing the Acquisition of 318 Moore Street with NSP3 Funds

Teri Downing presented the staff report and recommendation.

The rehab will cost approximately \$80,000 and probably won't be completed this year.

Commissioner Evans moved and Commissioner Kelly seconded a motion to approve Resolution 2014-16.

Motion carried unanimously.

- c. Review and Consideration of Resolution 2014-18, Recommending the Use of HOME Funds for 422 Bluff Street
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Kelly moved and Commissioner Kincaid seconded a motion to approve Resolution 2014-18.

Motion carried unanimously.

6. **Nomination and Election of Vice-Chairperson**

Commissioner T. Johnson nominated and Commissioner Kincaid seconded the nomination of Commissioner Evans as Vice-Chairperson. Commissioner Evans' acceptance of the nomination was approved unanimously.

7. **Appointment of CDA member to the Greater Beloit Economic Development Corporation**

Commissioner Kelly volunteered and was appointed to serve on the Greater Beloit Economic Development Corporation.

8. **Adjournment:**

Meeting was adjourned by Commissioner T. Johnson at 5:19 p.m.

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4a

TOPIC: July Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There were no vacancies in public housing units in July and one upcoming vacancy in August of 2014. Public housing accounts receivable on occupied units totaled \$1,341.93 and vacated units totaled \$7,610.41 at the end of July, 2014 which brings the totaled outstanding public housing accounts receivable to \$8,952.34. Three applicants were pulled from the public housing waiting list in July; 2 applicants were briefed. 25 public housing inspections and 43 annual and interim re-certifications were completed in July.

Section 8:

587 vouchers were housed by July 31, 2014 with 16 voucher holders either searching for units or waiting for passed inspections. 13 portable vouchers were paid by BHA in July with another 4 families waiting to Port-Out. 59 Section 8 inspections were completed in July, and the Housing Specialists completed 85 annual or interim re-certifications in July. No applicants were notified; none were briefed.

ATTACHMENTS:

July Activity Report

**Beloit Community Development Authority
Activity Report to Board for August 2014**

July Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 07/31/14	\$ 1,341.93
Outstanding Receivables – Vacated Units 07/31/14	\$ 7,610.41
Outstanding Receivables – Occupied Units 06/30/14	\$ 2,067.41
Outstanding Receivables – Vacated Units 06/30/14	\$ 4,778.81
Total July 31, 2014 Outstanding Receivables:	\$ 8,952.34
Total June 30, 2014 Outstanding Receivables:	\$ 6,846.22
Increase of:	\$ 2,106.12

Vacancies – 07/31/14

<u>Total Public Housing Units</u>	131 Units
	100% Occupancy
0 Vacancy:	0 Elderly - 100% Occupancy
	0 Family - 100% Occupancy

Public Housing Inspections

25 Inspections completed. There were 5 annual inspections; there were no move-out inspections. There were 2 move-in inspections. There were 3 housekeeping inspections, 15 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	26
Interim Recerts:	17
Notice to Vacate:	1

New Tenants:	2
Transfers:	0
Lease Terminations:	2
Possible Program Violations:	5
Evictions	0

Public Housing Briefings

Number Notified:	3
Number Briefed:	2

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

July

587 under lease - 98% Occupancy
 13 Portable Vouchers –13 Not Absorbed (1/Port-In)
 16 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

59 inspections were completed in July. 41 were annual inspections. 3 were initial inspections, 6 were re-inspections, 0 project based inspections, 7 were WHEDA and there were 2 special inspections.

Section 8 Activities

New Participants:	1	
Annual Recerts:	41	
Interim Recerts:	44	
Abatements:	1	
Movers:	6	
Possible Program Violations:	5	program violations
End of Program	2	

Section 8 Briefings

Number Notified:	0
Number Briefed:	0

APPLICATIONS:

Waiting List: 239 Public Housing East
 251 Public Housing West
 104 Parker Bluff
 115 Project-Based
 624 Sec. 8

0 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed for debts owed
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 4b

TOPIC: Monthly Reports

REQUESTED ACTION: Information only – No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Attached is the Beloit Housing Authority Financial Statement for the month ending July 31, 2014 prepared by the BHA Accountant. Beloit Apartments Redevelopment, LLC activities are included with Public Housing for purposes of this report.

Through the month of July, the Low Income Public Housing (LIPH) program income was \$534,820, Project Based Voucher (PBV) program income was \$40,596 and the Housing Choice Voucher (HCV) program was \$1,853,708, for a combined income of \$2,429,124, which is \$125,040 more than budgeted year-to-date.

Through the month of July, the Low Income Public Housing (LIPH) program expenses were \$592,053, Project Based Voucher (PBV) program expenses were \$34,450 and the Housing Choice Voucher (HCV) program expenses were \$1,913,198. Combined program expenses are \$2,539,701, which is \$60,413 less than the approved budget year to date.

Through the month of July, the Housing Authority shows an overall deficit of (\$110,576) year-to-date. Public Housing deficit is (\$102,693), Redevelopment Phase 1 & 2 surplus is \$45,461, Project Based Voucher surplus is \$6,146, Section 8 administrative deficit is (\$51,249), and Section 8 HAP deficit is (\$8,241).

Through the month of July, the HCV FSS program has 16 of the 27 enrolled tenants holding escrow accounts totaling \$10,937.22. One participant graduated from the program this month but had not accumulated any escrow to date. The LIPH FSS program has 11 of the 27 enrolled tenants holding escrow account totaling \$9,340.15. One participant graduated from the program this month and received their escrow balance of \$378.06. The Homeownership program has 3 tenants receiving homeownership assistance payments in July totaling \$721.

ATTACHMENTS:

Monthly Financial Cash Flow Report

Cash Flow Statement
Beloit Housing Authority
July 31, 2014

	LLC		HCV YTD Actual	YTD Budget	Variance Over (Under)
	BHA YTD Actual	Phase 1 & 2 Actual			
Income					
Dwelling Rent/Utilities	36,264.00	93,967.12	-	102,515.58	27,715.54
Interest on Investments	116.60	401.17	106.01	898.33	(274.55)
Other Income	27,193.74	188,441.76	4,176.88	40,534.67	179,277.71
HUD Admin Fees	-	-	161,619.00	182,120.75	(20,501.75)
HUD Grants/Subsidies	229,031.93	-	1,687,806.24	1,974,719.25	(57,881.08)
Total Income	292,606.27	282,810.05	1,853,708.13	2,300,788.58	128,335.87

	LLC		HCV YTD Actual	YTD Budget	Variance Under (Over)
	BHA YTD Actual	Phase 1 & 2 Actual			
Expenses					
Administrative					
Salaries/Benefits	143,457.55	43,448.62	185,258.25	448,963.67	76,799.25
Office Expenses	18,331.78	32,225.71	20,991.51	77,472.50	5,923.50
Office Contracted Services	7,931.79	-	7,177.23	17,650.00	2,540.98
Oper Sub Transfer/Mgmt Fee Pd	-	11,845.49	-	-	(11,845.49)
Housing Assistance Pmts	-	-	1,696,047.06	1,692,768.58	(3,278.48)
Maintenance					
Salaries/Benefits	14,251.50	77,519.27	-	83,489.58	(8,281.19)
Materials & Supplies	1,411.30	12,078.76	-	7,291.67	(6,198.39)
Maintenance Contracts	14,213.23	14,753.48	-	16,100.00	(12,866.71)
Utilities	7,879.54	23,959.18	-	30,275.00	(1,563.72)
Other Operating					
Protective Services	21,015.47	3,070.86	-	3,295.83	(20,790.50)
Insurance	7,146.60	11,496.38	3,723.84	25,068.75	2,701.93
PILOT	3,545.05	6,951.51	-	7,870.92	(2,625.64)
Other Operating Expenses	149,969.69	-	-	189,866.83	39,897.14
Total Expenses	389,153.50	237,349.26	1,913,197.89	2,600,113.33	60,412.68
Net Admin Income (Loss)	(96,547.23)	45,460.79	(51,248.94)		
Net HAP Income (Loss)			(8,240.82)		
Total YTD Income (Loss)	(96,547.23)	45,460.79	(59,489.76)		

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: Beloit Community Development Authority PHA Code: <u>W1064</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>131</u> Number of HCV units: <u>598</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority's mission is to serve individuals and families by providing market-rate housing at affordable rents. The Housing Authority aims to maintain these units in a condition that meets both Federal Guidelines and the Municipal Codes of the City of Beloit. An additional mission is to provide support services to our residents through our participation in a Community Collaborative of service agencies and our Family Self-Sufficiency Program.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The Housing Authority has maintained membership in the LifeCourse Collaborative. BHA Director is a participating member of the United Way Board of Directors. Connections to other service agencies will be instrumental in aiding the HA in providing comprehensive services to residents. It was a previous goal of the HA to do a complete upgrade to the entire HA portfolio. This goal has been attained and currently the HA is 100% occupied. The GPNA which is required by HUD will be done in the year 2015 in order to better assess the Capital needs of BHA properties. In the next five years BHA will focus on upgrades to exterior walkways, driveways, landscaping and unit maintenance. The BHA Administration building is in need of roofing and window replacement. BHA will also provide education and direction to the tenants regarding the upkeep and maintenance of the properties they occupy. BHA will take the "Healthy Home, Healthy Family" approach during the next five years. In addition to utilizing funds to keep properties in exceptional condition, BHA will provide a variety of self-empowerment groups and resource referrals for families in need of services.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: BHA has used RHF funding, and CFP monies to pay debt service for the new construction of units in the Beloit Apartment Redevelopment Phase 2 Project. BHA has completed the roofing of all Phase 1 duplex and single family units. Some tree removal has been completed in Phase 1 neighborhoods. These items will be taken out of the 2015 Annual Plan. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The Annual Plan can be viewed at the administrative office of the Beloit Housing Authority, 210 Portland Ave., Beloit, WI 53511, The Community Development Division 100 State Street, Beloit, WI 53511, and at the Beloit Library, 605 Eclipse Ave., Beloit, WI 53511																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Beloit Housing Authority has completed a Mixed Finance project which included new construction of a 41 unit Elderly/Disabled building, new construction of nine two-bedroom townhomes and the renovation of the remaining 80 units of public housing. Nine older 4 bedroom homes were removed from PH inventory and are being used as Project-Based Section 8 properties. These units will be used for an approved period of five years. All proceeds above operational and maintenance costs for these units will be used to pay debt service on the mixed finance project. Eventually, these units will be sold and proceeds will be used to pay the GAP Loan to the City of Beloit.																										

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Currently our PH waiting list is at 475 and the HCV waiting list is at 567. Of the 971 applicants, 98% are at 40% or less of the 2013 Rock County median income of \$61,500. The HCV list reopened April 4, 2011 with 75 applicants on the list. The ethnic breakdown of the waiting list is 37% White/Non-Hispanic, 58% African-American, and 5% Hispanic. The greatest demand is for two-bedroom units. Beloit Housing Authority has addressed this need by restructuring the portfolio and adding more two-bedroom units.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The wait list for both HCV and PH are fairly large. In order to move the lists along and to house more families, the PHA will conduct a purge to remove all applicants who no longer need housing services. The PHA will also continue to monitor programs for lease violations and criminal behavior that would justify terminations. The PHA will also continue to promote self-sufficiency through education, employment and personal empowerment.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The PHA has continued to provide affordable housing to all qualified applicants who were pulled from the wait list. FSS classes and programming have continued. BHA has replaced roofs on 65 units of Public Housing. Some landscaping and necessary tree removal was done. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The PHA's definition of significant amendment and substantial deviation/modification would be a change in the specified goals of the 5 Year Plan. This would require agreement and approval from HUD and the vote of the CDA. The HA made a change in plans for the ten units to be disposed of in the approved Disposition application. This required a HUD approval, public notice and Board approval.
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/20011

Part I: Summary

PHA Name/Number WI-064		Locality (City/County & State) Beloit, WI			Original 5-Year Plan		Revision No:
A.	Development Number and Name	Work Statement for Year 2015 FFY_2015__	Work Statement for Year 2016 FFY_2016__	Work Statement for Year 3 FFY_2017__	Work Statement for Year 4 FFY_2018__	Work Statement for Year 5 FFY_2019__	
B.	Physical Improvements Subtotal	Annual Statement 12,000.	70,000.	33,700	60,000	70,000	
C.	Management Improvements	15,000.	5,000.	5,000.	5,000.	5,000.	
D.	PHA-Wide Non-dwelling Structures and Equipment	3,000.	5,000.	5,000.	5,000.	5,000.	
E.	Administration	20,000	20,000	20,000	20,000	20,000	
F.	Other	50,000.					
G.	Operations	50,000.	50,000.	50,000.	50,000.	50,000.	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service	50,000.	50,000.	50,000.	50,000.	50,000.	
K.	Total CFP Funds	200,000.	200,000.	163,700.	190,000.	200,000.	
L.	Total Non-CFP Funds						
M.	Grand Total	200,000.	200,000.	163,700.	190,000.	200,000.	

Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statements(s)

Work Statement for Year FFY 2015		Work Statement for Year: 2016			
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Improvements 1460: The resurfacing and sealing of the parking lot of the Administration Building at 210 Portland Avenue, Beloit, WI.		\$8,000.	Improvements 1460: 64-2 Repair or replacement of driveways and approaches throughout Phase 1 properties.		\$20,000.
Landscaping improvements to prevent rock and soil erosion at rear of the Administration Building.		\$4,000.	64-2, Repair cracked and raised sidewalks as needed in Phase 1 areas.		\$10,000
See			64-2, Phase 1 properties will receive gutters and downspouts to alleviate drainage issues and basement leaks.	65 units	\$40,000.
Annual					
Statement					
<i>Subtotal of Estimated Cost</i>		\$12,000.	<i>Subtotal of Estimated Cost</i>		\$70,000.

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year FFY 2017			Work Statement for Year FFY 2018			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
	Improvements 1460: 64-3 Repair or replacement of driveways and approaches in Phase 2 Scattered site homes.	16 units	\$15,800.	Improvements 1460: 64-1 Roofing of Administration Building.		\$45,000.	
	64-1 Window upgrade to Energy Efficient for Administration Building		\$17,900.	64-2 Replace Public Area carpet in Parker Bluff Building as needed.		\$5,000.	
	See			64-2, 64-3 Landscaping, Tree Trimming throughout both Phase 1 and Phase 2 properties as needed		\$10,000.	
Annual							
Statement							
Subtotal of Estimated Cost			\$33,700.	Subtotal of Estimated Cost			\$60,000.

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____ 2015 _____	Work Statement for Year _____ FFY 2019		Work Statement for Year _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
	Improvements 1460: 64-2, 64-3 Assess and replace or repair kitchen cabinets, counters and kitchen flooring as needed in Phase 1 units and Phase 2 Scattered Site homes.	81 units	\$45,800.	
See	64-2, 64-3 Assess and replace carpets and flooring throughout Phase 1 units and Phase 2 Scattered site homes as needed.	81 units	\$24,200.	
Annual				
Statement				
Subtotal of Estimated Cost			\$70,000.	

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year		Estimated Cost	Work Statement for Year:		Estimated Cost
	FFY 2015	FFY 2016		Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	
See	Management Improvements 1408: 64-1 Security Cameras for Parker Bluff Building		\$15,000.	Management Improvements 64-1,2,3		\$5,000.
Annual	Staff Salary 1410: Ex. Director, Programs Manager		\$20,000	Staff Salary 1410:Ex. Director, Programs Manager		\$20,000.
Statement	Debt Service 1501:		\$50,000.	Debt Service 1501:		\$50,000.
	Non Dwelling Structures and Equipment1470/1475		\$5,000.	Non Dwelling Structures and Equipment1470/1475		5,000.
	1430 Fees and Costs		\$50,000.	1406 Operations		\$50,000.
	Green Physical Needs Assessment					
	1406 Operations		\$50,000.			
	Subtotal of Estimated Cost		\$190,000.	Subtotal of Estimated Cost		\$130,000.

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year	Estimated Cost	Work Statement for Year	Estimated Cost
	FFY 2017 Development Number/Name General Description of Major Work Categories		FFY 2018 Development Number/Name General Description of Major Work Categories	
See	Management Improvement 1408: 64-1,2,3	\$5,000.	Management Improvement 1408: 64-1,2,3	\$5,000.
Annual	Staff Salary 1410: Ex. Director, Programs Manager	\$20,000	Staff Salary 1410: Ex. Director, Programs Manager	\$20,000
Statement	Debt Service 1501:	\$50,000.	Debt Service 1501:	\$50,000.
	Non Dwelling Structures and Equipment 470/1475	\$5,000.	Non Dwelling Structures and Equipment 470/1475	\$5,000.
	1406 Operations	\$50,000.	1406 Operations	\$50,000.
	Subtotal of Estimated Cost	\$130,000.	Subtotal of Estimated Cost	\$130,000.

Capital Fund Program—Five-Year Action Plan

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year FFY 2019 Development Number/Name General Description of Major Work Categories	Estimated Cost	
See	Management Improvement 1408: 64-1,2,3	\$5,000.	
Annual	Staff Salary 1410: Ex. Director, Programs Manager	\$20,000	
Statement	Debt Service 1501:	\$50,000.	
	Non Dwelling Structures and Equipment1470/1475	\$5,000.	
	1406 Operations	\$50,000.	
	Subtotal of Estimated Cost	\$130,000.	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary

PHA Name: Beloit Housing Authority	Grant Type and Number Capital Fund Program Grant No: WI39-064-50112 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant 2012 FFY of Grant Approval: 2012
---	---	--

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements			40,000.		7,554.
4	1410 Administration (may not exceed 10% of line 21)			16,000.		6,660.
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures			41,000.		26,384.17
11	1465.1 Dwelling Equipment—Nonependable			3,000.		2,870.77
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve			20,000		20,000.
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities ⁴					
19	1501 Collateralization or Debt Service			40,509		37,000.

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary		FFY of Grant:	
PHA Name:	Grant Type and Number	FFY of Grant Approval:	
	Capital Fund Program Grant No:		
	Replacement Housing Factor Grant No:		
	Date of CFFP:		

Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
20	Amount of Annual Grant: (sum of lines 2 - 19)	160,509.			100,439.94
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	40,000.			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	41,000.			
Signature of Executive Director <i>Cathy S. Veeland</i>		Date 08/12/2014	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages

PHA Name:

Grant Type and Number
 Capital Fund Program Grant No:
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
12-01 A 64-1	Management Improvements	1408		12,800.			2,414.40	
12-01 B 64-2	Management Improvements	1408		17,200.			3,244.35	
12-01 C 64-3	Management Improvements	1408		10,000.			1,886.25	
	Total:			40,000.		40,000.	7,545.00	
12-02 A 64-2	Appliances	1465		1,500.			1,435.38	
12-02 B 64-3	Appliances	1465		1,500.			1,435.39	
	Total:			3,000.		3,000.	2,870.77	
12-03 A 64-2	CFFP Program	1460		20,500.			13,192.09	
12-03 B 64-3	CFFP Program	1460		20,500.			13,192.08	
	Total:			41,000.		41,000.	26,384.17	
12-04 A 64-1	Management Fee	1410		5,120.			2,130.	
12-04 B 64-2	Management Fee	1410		6,880.			2,865.	
12-04 C 64-3	Management Fee	1410		4,000.			1,665.	
	Total:			16,000.		16,000.	6,660.	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages

PHA Name:

Grant Type and Number
Capital Fund Program Grant No:
CFPP (Yes/ No):
Replacement Housing Factor Grant No:

Federal FFY of Grant:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
12-05 A 64-2	Debt Service	1501		20,254.50		18,500.	18,500.
12-05 B 64-3	Debt Service	1501		20,254.50		41,509.	37,000.
	Total:			41,509.			
12-06 A 64-2	Replacement Reserve	1490		10,000.			10,000.
12-06 B 64-3	Replacement Reserve	1490		10,000.		20,000.	20,000.
	Total:			20,000.			
	TOTAL GRANT:			160,509.00.			100,439.94

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Beloit Housing Authority

Federal FFY of Grant: 2011

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Actual Obligation End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
ALL	03/11/2014	3/11/2014	3/11/2016		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary	PHA Name: Beloit Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: WID9-064-50113 Date of CFFP:
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost		Total Actual Cost ¹
			Revised ²	Obligated	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	22,000.		22,000.	
3	1408 Management Improvements	40,000.		40,000.	
4	1410 Administration (may not exceed 10% of line 21)	16,000.		16,000.	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	29,919.		29,919.	0.00
11	1465.1 Dwelling Equipment--Nonexpendable	3,000.		3,000.	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	50,000.		50,000.	0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities ⁴				
19	1501 Collateralization or Debt Service				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary		FFY of Grant: 2013	
PHA Name: Beloit Housing Authority	Grant Type and Number	FFY of Grant Approval: 2013	
	Capital Fund Program Grant No:		
	Replacement Housing Factor Grant No: W139-064-50113		
	Date of CFP:		

Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
20	Amount of Annual Grant: (sum of lines 2 - 19)	160,919			0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	40,000.			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Atkins S. DeLeon</i>		08/12/2014			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages

PHA Name: Beloit Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No: W139-064-50113
Date of CFPP:

FFY of Grant 2013

FFY of Grant Approval: 2013

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
13-01 A 64-1	Management Improvements	1408		12,800.				
13-01 B 64-2	Management Improvements	1408		17,200.				
13-01 C 64-3	Management Improvements	1408		10,000.				
	Total:			40,000.		40,000.	0.00	
13-02 A 64-2	Appliances	1465		1,500.				
13-02 B 64-3	Appliances	1465		1,500.				
	Total:			3,000.		3,000.	0.00	
13-03 A 64-2	CFPP Program	1460		14,959.50				
13-03 B 64-3	CFPP Program	1460		14,959.50				
	Total:			29,919.		29,919	0.00	
13-04 A 64-1	Management Fee	1410		5,120.				
13-04 B 64-2	Management Fee	1410		6,880.				
13-04 C 64-3	Management Fee	1410		4,000.				
	Total:			16,000.		16,000.	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: **Becht Housing Authority**

Grant Type and Number
Capital Fund Program Grant No: Replacement Housing Factor Grant No: W139-R064-50112
Date of CFFP:

FFY of Grant: 2012
FFY of Grant Approval: 2012

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
13-05 A 64-2	Operations	1406		11,000.				
13-05 B 64-3	Operations	1406		11,000.				
	Total:			22,000.		22,000.	0.00	
13-06 A 64-2	Replacement Reserve	1490		25,000.				
13-06 B 64-3	Replacement Reserve	1490		25,000.		50,000.	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Capital Fund Financing Program

OMB No. 2577-0226
Expires 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2012	Reasons for Revised Target Dates ¹
PHA Name: Beloit Housing Authority							
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Original Obligation End Date	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Original Expenditure End Date	Actual Expenditure End Date	
ALL	03/1/2014	3/1/2014	3/1/2014	3/1/2016			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		PHA Name: Beloit Housing Authority		Grant Type and Number Capital Fund Program Grant No: W130-P064-50114 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2014 FFY of Grant Approval: 2014	
------------------------	--	---	--	---	--	---	--

Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.					
3	1408 Management Improvements	10,000.					
4	1410 Administration (may not exceed 10% of line 21)	23,000.					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonependable	3,000.					
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1490 Replacement Reserves		86,369.				
15	1492 Moving to Work Demonstration						
16	1493.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary		FFY of Grant: 2014	
PHA Name: Beloit Housing Authority	Grant Type and Number Capital Fund Program Grant No: W130-P064-50114 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2014	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	59,100.			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Cathy S. Beland</i>		Date 08/12/2014	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages
 PHA Name: Beloit Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: W139-P064-50114
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2014

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
14-01 A 64-2	Operations	1406		25,000.				
14-01 B 64-3	Operations	1406		25,000.				
	Total:			50,000.				
14-02 A 64-2	Management Improvements	1408		5,000.				
14-02 A 64-3	Management Improvements	1408		5,000.				
	Total:			10,000.				
14-03 A 64-1	Management Fee	1410		7,360.				
14-03 A 64-2	Management Fee	1410		9,890.				
14-03 A 64-3	Management Fee	1410		5,750.				
	Total:			23,000.				
14-04 A 64-2	Appliances	1465		1,500.				
14-04 A 64-3	Appliances	1465		1,500.				
	Total:			3,000.				

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part II: Supporting Pages		Grant Type and Number			Federal FFY of Grant: 2014						
PHA Name: Beloit Housing Authority				Capital Fund Program Grant No: W139-P064-50114			CFPP (Yes/No):			Replacement Housing Factor Grant No:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work					
14-05 A 64-2	Replacement Reserves	1490		43,184.50							
14-05 A 64-3	Replacement Reserves	1490		43,184.50							
	Total:			86,369.							
14-06 A 64-2	Debt Service	1501		29,550.							
14-06 A 64-2	Debt Service	1501		29,550.							
	Total:			59,100							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Beloit Housing Authority

Federal FFY of Grant: 2014

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Federal FFY of Grant: Reasons for Revised Target Dates

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1 Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5a

TOPIC: Resolution 2014-19, Authorizing the CDA to Award the Rehab Contract for 318 Moore

ACTION: Approve Resolution 2014-19

PRESENTER: Scott Schneider

STAFF REPORT:

The Wisconsin Neighborhood Stabilization Program 3 (WNSP 3) is authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. The Department of Housing and Urban Development awarded \$5,000,000 in NSP 3 funds to the State of Wisconsin Department of Commerce. \$1,293,000 of these NSP3 grant funds were awarded to the Rock County NSP Consortium of which \$655,750 will be utilized in Beloit's Census Tract 16, one of the areas most affected by foreclosures. These funds are used to buy foreclosed houses and either rehabilitate and resell them or demolish them.

The property at 318 Moore was purchased in July 2014 under the NSP3 program. This was a property acquired by the City of Beloit from Rock County during the tax foreclosure process. The CDA then purchased it from the City.

Eleven contractors were sent requests for proposals for the rehabilitation of the house. Four contractors returned bids. The low bid was from Ballou General Construction & Consulting LLC., with a bid of \$125,555.00. The bid instructions included a condition that the CDA reserves the right to require a letter from the contractor's bonding agent stating that the contractor has the capacity to get payment and performance bonds that would meet the CDA's requirements. This letter is due within seven days of the bid opening. Ballou General Construction & Consulting LLC was not able to provide such a letter within the timeframe. Given that Ballou General Construction & Consulting LLC cannot meet the bonding requirements in a timely manner and has not been able to meet the bonding requirements in the past, we are moving on to the second lowest bidder.

Mark's Construction of Beloit, Inc. was the second lowest bidder, turning in a bid of \$130,515. Mark's Construction of Beloit, Inc. has not yet submitted his letter. However, he

has satisfactorily performed several other jobs for the CDA & City of Beloit and has been able to procure bonds for about this size in the past.

A summary of the bids are on the following page:

Contractor	Bid
Ballou General Construction & Consulting	\$125,665.00
Mark's Construction of Beloit Inc	\$130,515.00
Ron's Painting & Drywall	\$140,235.00
D.B.R. Builders Inc.	\$170,170.00

Attached is Resolution 2014-19, Authorizing the CDA to Award the Rehab Contract for 318 Moore. This resolution, if approved, would award the bid to the lowest qualified bidder for the rehab.

STAFF RECOMMENDATION:

Staff recommends that the Community Development Authority approve Resolution 2014-19.

ATTACHMENTS: Resolution 2014-19

RESOLUTION 2014-19

AUTHORIZING THE COMMUNITY DEVELOPMENT AUTHORITY TO AWARD THE REHAB CONTRACT FOR 318 MOORE

WHEREAS, the City of Beloit has received \$655,750 for the Neighborhood Stabilization Program 3 (NSP3) from the Wisconsin Department of Commerce under Title III of Division B of the Housing and Economic Recovery Act (HERA), 2008 for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties; and

WHEREAS, the City Council passed a resolution designating the Community Development Authority as the oversight agency for Beloit's NSP3; and

WHEREAS, requests for bids for the rehab of 318 Moore, an NSP3 property, resulted in four bids being submitted, and

WHEREAS, Mark's Construction of Beloit Inc. submitted the low bid of \$130,515 and is considered a qualified bidder;

NOW THEREFORE BE IT RESOLVED THAT the Community Development Authority does hereby complete a rehab contract with Mark's Construction of Beloit Inc. per the following:

Main body of contract	\$130,515.00
+10% contingency	\$ 13,051.50

CONTRACT AWARD **\$ 143,566.50**

NOW THEREFORE BE IT FURTHER RESOLVED, that the amount of \$ 143,566.50 be, and hereby is, funded as follows:

FUNDING:

73675200-524023-10471 NSP3 Resale – Beloit	<u>\$ 143,566.50</u>
TOTAL AVAILABLE FUNDING	<u>\$ 143,566.50</u>

NOW THEREFORE BE IT FURTHER RESOLVED, that the CDA Executive Director has authority to complete all necessary paperwork needed in awarding this contract.

Adopted this 27th day of August, 2014.

Community Development Authority

Thomas Johnson, Chairperson

ATTEST:

Julie Christensen
Executive Director

CDBG Applicant Presentation Schedule

Wednesday, August 27, 2014	
Time	Applicant
5:00 - 5:10 PM	Community Action - Fatherhood Initiative and Skills Enhancement
5:10 - 5:20 PM	Family Services - Emergency Housing & Case Management for Homeless Victims of DV
5:20 - 5:30 PM	Family Services - Home Companion Registry Senior Personal Care Coordination
5:30 - 5:40 PM	Hands of Faith - Emergency Shelter for Homeless Families
5:40 - 5:50 PM	HealthNet of Rock County - Primary Care (Medical, Dental, and Vision Clinic)
5:50 - 6:00 PM	Merrill Community Center - Youth and Senior Programs
6:00 - 6:10 PM	NHS - Homeownership: TA Solution to Eliminating Blight in the City of Beloit
6:10 - 6:20 PM	Salvation Army - Supportive Services
6:20 - 6:30 PM	Salvation Army - System Navigator
6:30 - 6:40 PM	Stateline Literacy Council - Hispanic Outreach for Comprehensive Literacy
6:40 - 6:50 PM	Downtown Beloit Association - Downtown Beloit Storefront Improvements
6:50 - 7:00 PM	Downtown Beloit Association - Downtown Beloit Upper Story Development
7:00 - 7:10 PM	Community & Housing Services - Code Enforcement/Inspection Program
7:10 - 7:20 PM	Community & Housing Services - Housing Rehab Revolving Loan Program
7:20 - 7:30 PM	Community & Housing Services - Fair Housing

** As a reminder, the programs that appear above the bolded line are agencies competing under the Public Service category. The agencies below the line are competing under different categories.

2014 CDBG Application Summaries

	Name of Agency	Name of Project	Funds Requested		Project Description
			New Grant Dollars	Program Income Earned by the Program	
1	Community Action, Inc. of Rock and Walworth Counties	Skills Enhancement and Fatherhood Initiative	\$30,000	\$0	The proposed project will address the supportive service needs of Community Action program participants involved in the Skills Enhancement and Fatherhood Initiative programs in Beloit. Some of these services include assistance to participants in low wage jobs in gaining education and training, and preparing participants through curriculum to gain and retain employment.
2	Family Services	Emergency Housing and Case Management Project for Homeless Victims of Domestic Violence	\$15,000	\$0	This program is dedicated to the purpose of facilitating persons toward housing stability through short-term emergency house and related services. The funding would be used to enhance the case management component of the services provided to improve success rates of families that have been displaced due to domestic violence.
3	Family Services	Home Companion- Senior Personal Care Coordination and Case Management	\$16,140	\$0	The registry provides supportive care and assistive care to the elderly, ill and disabled to enable them to remain independent. The registry provides cost-effective services to clients and registry-approved caregivers. This program also provides job training for personal care workers.
4	Hands of Faith	Emergency Shelter for Homeless Families	\$11,500	\$0	This is a 30-45 day emergency shelter for homeless families. Hands of Faith relies on local houses of worship to provide the meals and overnight accommodations for our homeless families. Case management and short-term rental assistance/security deposits are provided to assist participants in obtaining permanent housing.
5	HealthNet of Rock County, Inc.	Primary Care (Medical, Dental, and Vision Clinic)	\$15,000	\$0	This program provides free medical care to low-income and completely uninsured Rock County residents (~26% reside in the City of Beloit). With patient visit numbers continuing to increase, the funding would be used for clinic services, primarily direct staff wages, as well as direct assistance to clients that reside in the City of Beloit for labs, medical supplies, medication, etc.
6	Merrill Community Center	Youth and Senior Programs	\$30,000	\$0	This program provides case management and programming for participants of the After School and Summer Youth programs, as well as the Adult-Senior Programs. These programs are designed to help youth and seniors who live below poverty guidelines to be more self-sufficient by giving them opportunities to acquire tools and resources that they may need in order to be successful.
7	Neighborhood Housing Services of Beloit	Home Ownership: A Solution to Eliminating Blight in the City of Beloit	\$30,000	\$0	This project will allow NHS to provide pre-purchase homebuyer education counseling to prospective homebuyers and post-purchase education classes on topics such as home repair, safety, budgeting, taxes, and forecloser programs.
8	The Salvation Army	Supportive Services	\$10,000	\$0	This project would provide assistance with payment on water bills, housing, and utilities for low-income individuals, particularly those struggling to connect with services or employment. This project would have the overall outcome of making City residents more financially secure and preventing evictions and disconnections.
9	The Salvation Army	System Navigator	\$15,000	\$0	This project would provide individuals and families assistance with navigating the complex web of resources available in the community. Services would include one-on-one appointments for connections to resources, workshops to educate the community about services available to them, and "open office hours" for individuals struggling to access services.
10	Stateline Literacy Council	Hispanic Outreach for Comprehensive Literacy	\$30,000	\$0	This project provides literacy services to English and non-English speaking adults with limited basic skills and limited proficiency in English. The students will gain at least the minimum education level to qualify for a job above minimum wage and/or to increase their job skills by increasing their community levels.

\$202,640 Requested for Public Services

2014 CDBG Application Summaries

11	Downtown Beloit Association	Downtown Beloit's Storefront Improvements	\$30,000	\$0	This program encourages Downtown Beloit property owners to make improvements and invest in their properties and businesses.
12	Downtown Beloit Association	Downtown Beloit's Upper Story Development	\$50,000	\$0	This program will encourage property owners to invest in their properties and create income producing spaces. The impact of creating these spaces will either produce more jobs Downtown or provide residential space for residents.
13	City of Beloit - Community Development	Fair Housing Activities	\$10,000	\$0	This program will provide fair housing outreach, education, investigation, and mediation in the City of Beloit in order to achieve equal opportunity for housing.
14	City of Beloit -Community Development	Code Enforcement / Inspection Program	\$50,000	\$75,000	This program was developed to help maintain and improve safety conditions, property values and quality of life in Beloit's neighborhoods. This funding would allow us to maintain the City-wide Code Enforcement that we currently provide.
15	City of Beloit - Community Development	Housing Rehabilitation Revolving Loan Program	\$160,000	\$80,000	This program helps low to moderate income families by offering financial solutions to make necessary repairs or improvements to their property.

\$300,000 Requested for Code Enforcement, Economic Development, Housing Rehab, Public Facilities

\$502,640 TOTAL REQUESTED for Programs

\$135,000 2015 Program Administration Estimate

\$560,000 2015 CDBG FUNDS AVAILABLE (ESTIMATE)

(\$77,640) Deficit