



**PUBLIC NOTICE & AGENDA**  
**BELOIT COMMUNITY DEVELOPMENT AUTHORITY**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**4:30 PM**  
**Wednesday, April 28, 2021**

\*  
*Members of the media or the public may participate in the open session portion of this agenda by calling 1 (312) 757-3121, access code 211-482-677. All participants' phones will be muted. Attendance at the meeting in person will be limited. If you would like to provide comments for the any of the items on the agenda, please submit those to [christensenj@beloitwi.gov](mailto:christensenj@beloitwi.gov) by 12:00 noon on Wednesday, April 28, 2021.*

1. CALL TO ORDER AND ROLL CALL
2. PUBLIC COMMENT
3. MINUTES
  - 3.a. Consideration of the minutes of the March 24, 2021 Community Development Authority meeting  
[Attachment](#)
4. BELOIT HOUSING AUTHORITY
  - 4.a. Presentation of the March Activity Report (Cole)  
[Attachment](#)
  - 4.b. Presentation of the January and February Financial Reports (Cole)  
[Attachment](#)
  - 4.c. Consideration of Resolution 2021-04 Approving the Second Budget Revision to the Beloit Housing Authority's 2019 Capital Fund Program (CFP) Grant (Cole)  
[Attachment](#)
5. ADJOURNMENT

\*\* 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 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

March 24, 2021

4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, March 24, 2021 in the Forum of Beloit City Hall, 100 State Street.

#### 1. Call to Order and Roll Call

Meeting was called to order by Vice-Chairperson Gorman at 4:37 PM.

**Present:** Commissioners Douglas, Gorman and Roland; Councilor Forbeck

**Absent:** Commissioner Ellison; Councilor Leavy

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

#### 2. Public Comment

None

#### 3. Consideration of the Minutes of the January 27, 2021 regular meeting of the Community Development Authority.

Motion was made by Commissioner Roland and seconded by Commissioner Douglas to approve the minutes of the January 27, 2021 regular meeting of the Community Development Authority. Motion carried unanimously.

#### 4. Beloit Housing Authority

##### a. Presentation of the January/February Activity Report

Clinton Cole, Beloit Housing Authority Director, gave a brief summary of the report.

The remote Calculation of HAP and Adjusted Income Review (CHAIR) was completed last week. Overall, HUD's Quality Assurance Division (QAD) was pleased with the work of our HCV Housing Specialists.

##### b. Presentation of the December 2020 Financial Report

Clinton Cole gave a brief summary of the report.

##### c. Consideration of Resolution 2021-02 Awarding Contract for Siding Replacement at Phase 2 Public Housing Sites

Clinton Cole presented the staff report and recommendation.

Commissioner Roland moved and Councilor Forbeck seconded a motion to approve Resolution 2021-02. Motion carried (4-0), roll call vote.

##### d. Consideration of Resolution 2021-03 Awarding Contract for Tub/Shower Valve

Clinton Cole presented the staff report and recommendation.

Commissioner Roland moved and Councilor Forbeck seconded a motion to approve Resolution 2021-03. Motion carried (4-0), roll call vote.

5. **Community and Housing Services**

- a. Public Hearing and Presentation of the 2020 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Teri Downing, Deputy Community Development Director, presented the 2020 Consolidated Annual Performance Report (CAPER).

Vice-Chairperson Gorman opened the public hearing. The public hearing was closed with no comments.

6. **Adjournment**

Motion by Councilor Forbeck and seconded by Commissioner Roland to adjourn the meeting at 5:13 p.m. Motion carried unanimously.

Respectfully submitted,  
Ann Purifoy

# REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



<b>Agenda Number:</b>	4a		
<b>Topic:</b>	March Activity Report		
<b>Date:</b>	April 28, 2021		
<b>Presenter:</b>	Clinton Cole	<b>Division:</b>	Beloit Housing Authority

## Overview/Background Information

Each month, the Housing Authority provides an activity report to the Community Development Authority. This report is for information only.

## Key Issues

**Public Housing:**  
At the end of this reporting period, there was one public housing vacancy. 8 annual and 8 interim certifications were completed. 11 annual inspections were conducted in March

**Section 8:**  
471 vouchers were housed on March 31, 2021, with 15 voucher holders either searching for units or waiting for passed inspections. Four portable vouchers were paid by BHA, and seven port-in vouchers were administered. The Housing Specialists completed 36 annual and 59 interim recertifications during this reporting period. 59 Housing Quality Standards (HQS) inspections were completed in March. The BHA Inspector is utilizing personal protective equipment (PPE) to ensure her safety, as well as the safety of the families occupying the units.

## Conformance with Strategic Plan

Approval of this action would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

## Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable) N/A

## Action Required/Recommendation

No action required. Information only.

## Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

## Attachments

March Activity Report

**Beloit Community Development Authority  
Activity Report to Board for March 2021**

**PUBLIC HOUSING**

Total Public Housing Units	131 Units	
Occupied on 3/31/2021	130 Units	99% Occupancy
Vacancies on 3/31/2021	1 Unit	1% Vacancy
Vacancies by Type		
Elderly	0 Units	100% Occupancy
Family	1 Units	99% Occupancy

**Public Housing Inspections**

11 annual inspections were completed during this reporting period.

**Public Housing Activities**

Annual Recertifications	8
Interim Recertifications	8
Tenant notices to Vacate *Not due to eviction	0
New Tenants	1
Transfers	0
Lease Terminations	0
Possible Program Violations	0
Evictions	0

**Public Housing Briefings**

Number Notified	10
Number Briefed	5

**SECTION 8 PROGRAM**

Total Section 8 Vouchers	598 Vouchers	
Total Under Lease on 3/31/2021	471 Vouchers	79% Utilization
Total Portable Vouchers Paid	3 Vouchers	
Total Port Out*	3 Vouchers	
Total Port In*	7 Vouchers	

\* Port Out – Not absorbed by other Housing Authorities; paid by Beloit Housing Authority

\* Port In – Portable vouchers administered by BHA but paid by other Housing Authorities

### **Section 8 Inspections**

The BHA Inspector completed 35 annual inspections, one initial inspection, and 23 reinspections during this reporting period.

### **Section 8 Activities**

New Participants	3
Annual Recertifications	36
Interim Recertifications	59
Abatements	8
Unit Transfers	0
Possible Program Violations	0
End of Program	4
Port outs	0

### **Section 8 Briefings**

Number Notified	0
Number Briefed	2

### **APPLICATIONS ON WAITING LIST**

Public Housing East	58
Public Housing West	45
Parker Bluff	166
Section 8 Program	226

0 Applicants removed for Repayment Default  
0 Applicants removed for unreported income  
0 Applicants 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**

# REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



<b>Agenda Number:</b>	4b		
<b>Topic:</b>	January-February 2021 Financial Report		
<b>Date:</b>	April 28, 2021		
<b>Presenter:</b>	Clinton Cole	<b>Division:</b>	Beloit Housing Authority

## Overview/Background Information

Each month, the Housing Authority provides a financial report to the Community Development Authority. This report is for information only.

## Key Issues

Attached is the Beloit Housing Authority Financial Statement prepared by the BHA Financial Assistant covering the period of January and February 2021.

At the end of this reporting period, the Low Income Public Housing (LIPH) program income was \$187,904.25 and the LIPH expenses were \$37,765.41. There was a surplus of \$150,138.84 in LIPH.

At the end of this reporting period, inflows of revenue from LIPH Grants total \$6,342.90 and related grant expenses total \$6,342.90.

At the end of this reporting period, the Project Based Voucher (PBV) program income was \$46,357.88 and the expenses were \$76,356.91. The PBV had a deficit of \$29,999.03. The deficit is the result of the proceeds from the sale of 745 Highland Avenue in 2021 being transferred to the LIPH Fund. This transfer is due to the BHA receiving permission from HUD to utilize the sales proceeds of the Project Based units for operation and administration of its current public housing units.

As mentioned previously, operating expenses will continue to be charged to the Project-Based Fund during FY 2021. This is due to the BHA's continued possession of the last Project-Based unit located at 240 Portland Avenue. For example, utilities, insurance, repair costs, any payroll costs associated with the property will continue to be charged to the fund, while no rental income is being received. The BHA is waiting for HUD-legal to review the property information for 240 Portland Avenue and give instruction on what must be done with the unit. Once that process is complete, this fund will be closed.

At the end of this reporting period, Phase 1 program income was \$27,442.25 and the expenses were \$26,451.45. Phase 1 had a surplus of \$990.80. Of this surplus, \$0.10 is the Housing Authority's portion.

At the end of this reporting period, Phase 2 program income was \$28,822.58 and the expenses were \$29,266.07. Phase 2 had a deficit of \$443.49. Of this deficit, \$0.04 is the Housing Authority's portion. The primary reason for the deficit is more maintenance staff hours were billed to this program than the Phase 1 program during this reporting period.

At the end of this reporting period, the Housing Choice Voucher (HCV) program income was \$536,628.90 and expenses were \$514,868.40. The HCV program had a surplus of \$21,760.50.

Debts owed BHA collected through February 2021: Total \$6,613.92  
Wisconsin SDC Program: \$6,483.92 Repayments: \$130.00

## Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life

- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

**Sustainability**

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

**Action Required/Recommendation**

No action required. Information only.

**Fiscal Note/Budget Impact**

All fiscal/budget impacts are noted in the report.

**Attachments**

January-February 2021 Financial Report



## Consolidated 2021 Budget Report for LIPH/PBV - February 28, 2021

	YTD Actual					Annual Board Approved Budget		
	Income	Approved YTD	LIPH	LIPH Grants	PBV	Total	LIPH/PBV	Total
1	Dwelling Rental	-				-		-
2	Excess Utilities	-				-		-
3	Interest on Unrestricted Fund Investments	8.33	10.05			10.05	50.00	50.00
4	Income - Transfer In from Other Funds	-	69,835.97			69,835.97		-
5	Other Income - Tenants	-				-		-
6	HAP Fraud Recovery & FSS Forfeitures	-				-		-
7	Other Income - Bad Debt Collections	-	3,600.71			3,600.71		-
8	Other Income - Laundry/Copy Fees/Misc	4,666.67	2,381.52			2,381.52	28,000.00	28,000.00
9	Other Income - CFP Operation Money	24,429.50				-	146,577.00	146,577.00
10	Other Income - Sale of Asset Gain/Loss	10,833.33			46,357.88	46,357.88	65,000.00	65,000.00
11	Admin Fees Earned - HUD	-				-		-
12	Incoming Billable Admin Fees/Oper Sub	-				-		-
13	ROSS/CFP Grant	16,833.33		6,342.90		6,342.90	101,000.00	101,000.00
14	HAP Subsidy	-				-		-
15	Operating Subsidy	78,315.33	112,076.00			112,076.00	469,892.00	469,892.00
	<b>Total Income</b>	<b>135,086.50</b>	<b>187,904.25</b>	<b>6,342.90</b>	<b>46,357.88</b>	<b>240,605.03</b>	<b>810,519.00</b>	<b>810,519.00</b>
	Expenses	Approved YTD	LIPH	LIPH Grant	PBV	Total	LIPH/PBV	Total
	<b>Administrative Expenses</b>							
16	Admin Salaries	16,525.17	10,838.25		60.89	10,899.14	99,151.00	99,151.00
17	FSS Coordinator Admin Salaries	7,071.33		3,902.18		3,902.18	42,428.00	42,428.00
18	Admin Employee Benefits	6,878.83	4,534.57		27.72	4,562.29	41,273.00	41,273.00
19	FSS Coordinator Admin Benefits	2,730.67		335.22		335.22	16,384.00	16,384.00
20	Advertising & Marketing	8.33				-	50.00	50.00
21	Legal	41.67				-	250.00	250.00
22	Staff Training	291.67		892.50		892.50	1,750.00	1,750.00
23	Travel	41.67	15.40			15.40	250.00	250.00
24	Accounting Consultants	1,208.33	358.00		120.00	478.00	7,250.00	7,250.00
25	Audit Fee	1,906.67				-	11,440.00	11,440.00
26	Telephone	471.67	180.44			180.44	2,830.00	2,830.00
27	Postage	400.00	281.42			281.42	2,400.00	2,400.00
28	Office Supplies	416.67	324.93			324.93	2,500.00	2,500.00
29	Memberships & Publications	341.33	199.84			199.84	2,048.00	2,048.00
30	Bank Fees	-				-		-
31	Computer Maintenance	-				-		-
32	Copier Expenses	466.67	414.36			414.36	2,800.00	2,800.00
33	Office Equipment Maintenance	-				-		-
34	Postage Machine	-				-		-
35	Software Maintenance	1,000.00	1,103.14			1,103.14	6,000.00	6,000.00
36	Outgoing Portable Admin Fees	-				-		-
37	Sundry Administration/Compliance Fees	-			84.56	84.56		-
38	Port-In HAP Expense	-				-		-
39	Management Fees	-				-		-
40	Eviction & Collection Agent Fees	-				-		-
41	HAP Expense (net fraud recovery to HUD)	-				-		-

	HAP Overfunding (Underfunding)	-							-
	<b>Maintenance Expenses</b>	-							
42	Maintenance Salaries	-	1,964.07			1,964.07			-
43	Casual Labor - Maintenance	-				-			-
44	Maintenance Benefits	-	634.17			634.17			-
45	Maintenance Materials & Supplies	166.67	103.91			103.91	1,000.00		1,000.00
46	Plumbing Supplies	-				-			-
47	Locks, Locksets & Keys	-				-			-
48	Electrical Supplies	-				-			-
49	Painting Supplies	-				-			-
50	Cleaning Supplies	-				-			-
51	Equipment Repair Parts	-				-			-
52	Maintenance Contracted Services	2,333.33	279.40			279.40	14,000.00		14,000.00
53	Refuse Removal Services	16.67				-	100.00		100.00
54	Plumbing Repair Services	-				-			-
55	Heating/AC Repair Services	-				-			-
56	Electric Repair Service	-				-			-
57	Window Repair Service	-				-			-
58	Automotive Repairs/Fuel	-				-			-
59	Elevator Repair & Maintenance	333.33				-	2,000.00		2,000.00
60	Pest Control Services	-				-			-
61	Cable TV	-				-			-
62	Answering Service	-	446.03			446.03			-
63	Misc Contracts	-				-			-
64	Clean/Paint Units	-				-			-
	<b>Utilities Expenses</b>	-							
65	Water/Sewer	333.33	104.22		130.55	234.77	2,000.00		2,000.00
66	Electricity	1,166.67	588.03		37.25	625.28	7,000.00		7,000.00
67	Natural Gas	283.33	343.16		87.97	431.13	1,700.00		1,700.00
	<b>Other Operating Expenses</b>	-							
68	Protective Services Contract	4,166.67	284.18			284.18	25,000.00		25,000.00
69	Insurance	1,982.50	2,375.50			2,375.50	11,895.00		11,895.00
70	PILOT	333.33				-	2,000.00		2,000.00
71	Compensated Absences	-				-			-
72	Collection Losses	-				-			-
73	Replacement Reserves & Debt Pmt-Princ	-				-			-
74	Other General Expense/Asset Mgmt Fees	57,815.00	12,392.39		5,972.00	18,364.39	346,890.00		346,890.00
75	Casualty Losses - Non Capitalized	-				-			-
76	Capital Expenditures	24,429.50		1,213.00		1,213.00	146,577.00		146,577.00
77	Transfer In / Out	-			69,835.97	69,835.97			-
	<b>Total Expense</b>	<b>133,161.00</b>	<b>37,765.41</b>	<b>6,342.90</b>	<b>76,356.91</b>	<b>120,465.22</b>	798,966.00	-	798,966.00

**Net Income/(Loss):**

150,138.84	-	(29,999.03)	120,139.81
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**Cash Flow Statement  
Beloit Housing Authority  
LIPH/PBV  
2/28/2021**

	BHA YTD Actual	LIPH Grants Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
<b>Income</b>					
Dwelling Rent/Utilities	-		-		-
Interest on Investments	10.05		-		10.05
Other Income	122,176.08		239,577.00	51.00%	(117,400.92)
HUD Admin Fees			-		-
HUD Grants/Subsidies	112,076.00	6,342.90	570,892.00	20.74%	(452,473.10)
<b>Total Income</b>	<b>234,262.13</b>	<b>6,342.90</b>	<b>810,469.00</b>		<b>(569,863.97)</b>

	BHA YTD Actual	LIPH Grants Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
<b>Expenses</b>					
Administrative					
Salaries/Benefits	15,461.43	4,237.40	199,236.00	9.89%	179,537.17
Office Expenses	1,564.59	892.50	30,768.00	7.99%	28,310.91
Office Contracted Services	1,517.50		8,800.00	17.24%	7,282.50
Oper Sub Transfer/Mgmt Fee Pd			-		-
Housing Assistance Pmts			-		-
HAP Payments Port In					
Maintenance					
Salaries/Benefits	2,598.24		-		(2,598.24)
Materials & Supplies	103.91	-	1,000.00	10.39%	896.09
Maintenance Contracts	725.43		16,100.00	4.51%	15,374.57
Utilities	1,291.18		10,700.00	12.07%	9,408.82
Other Operating					
Protective Services	284.18		25,000.00	1.14%	24,715.82
Insurance	2,375.50		11,895.00	19.97%	9,519.50
PILOT	-		2,000.00	0.00%	2,000.00
Other Operating Expenses	88,200.36	1,213.00	493,467.00	18.12%	404,053.64
<b>Total Expenses</b>	<b>114,122.32</b>	<b>6,342.90</b>	<b>798,966.00</b>		<b>678,500.78</b>

Net Admin Income (Loss)	120,139.81	-			
Net HAP Income (Loss)					
<b>Total YTD Income (Loss)</b>	<b>120,139.81</b>	<b>-</b>			

## Consolidated 2021 Budget Report for Phase 1 - February 28, 2021

	Income	YTD Actual			Annual Board Approved Budget	
		Approved YTD	Phase 1	Phase 1 Total	Phase 1	Total
1	Dwelling Rental	19,167.17	19,458.00	19,458.00	115,003.00	115,003.00
2	Excess Utilities	-	-	-	-	-
3	Interest on Unrestricted Fund Investments	33.33	43.91	43.91	200.00	200.00
4	Income - Transfer In from Other Funds	-	-	-	-	-
5	Other Income - Tenants	-	1,488.55	1,488.55	-	-
6	HAP Fraud Recovery & FSS Forfeitures	-	-	-	-	-
7	Other Income - Bad Debt Collections	-	-	-	-	-
8	Other Income - Laundry/Copy Fees/Misc	-	-	-	-	-
9	Other Income - CFP Operation Money	-	-	-	-	-
10	Other Income - Sale of Asset Gain/Loss	-	-	-	-	-
11	Admin Fees Earned - HUD	-	-	-	-	-
12	Incoming Billable Admin Fees/Oper Sub	25,000.00	6,451.79	6,451.79	150,000.00	150,000.00
13	ROSS/CFP Grant	-	-	-	-	-
14	HAP Subsidy	-	-	-	-	-
15	Operating Subsidy	-	-	-	-	-
	<b>Total Income</b>	<b>44,200.50</b>	<b>27,442.25</b>	<b>27,442.25</b>	265,203.00	265,203.00

	Expenses	YTD Actual			Annual Board Approved Budget	
		Approved YTD	Phase 1	Phase 1 Total	Phase 1	Total
	<b>Administrative Expenses</b>					
16	Admin Payroll Expenses	12,072.83	8,438.78	8,438.78	72,437.00	72,437.00
17	FSS Coordinator Admin Salaries	-	-	-	-	-
18	FSS Coordinator Admin Benefits	-	-	-	-	-
19	Advertising & Marketing	8.33	-	-	50.00	50.00
20	Legal	166.67	-	-	1,000.00	1,000.00
21	Staff Training	-	-	-	-	-
22	Travel	-	-	-	-	-
23	Accounting Consultants	1,333.33	766.00	766.00	8,000.00	8,000.00
24	Audit Fee	2,000.00	-	-	12,000.00	12,000.00
25	Telephone	-	-	-	-	-
26	Postage	-	-	-	-	-
27	Office Supplies	25.00	-	-	150.00	150.00
28	Memberships & Publications	-	-	-	-	-
29	Bank Fees	-	3.70	3.70	-	-
30	Computer Maintenance	-	-	-	-	-
31	Copier Expenses	-	-	-	-	-
32	Office Equipment Maintenance	-	-	-	-	-
33	Postage Machine	-	-	-	-	-
34	Software Maintenance	-	-	-	-	-
35	Outgoing Portable Admin Fees	-	-	-	-	-
36	Sundry Administration/Compliance Fees	666.67	319.45	319.45	4,000.00	4,000.00
37	Port-In HAP Expense	-	-	-	-	-
38	Management Fees	666.67	980.77	980.77	4,000.00	4,000.00

39	Eviction & Collection Agent Fees	-		-		-
40	HAP Expense (net fraud recovery to HUD)	-		-		-
	HAP Overfunding (Underfunding)	-				-
	<b>Maintenance Expenses</b>	-				
42	Maintenance Payroll Expenses	16,073.50	6,633.00	6,633.00	96,441.00	96,441.00
43	Casual Labor - Maintenance	-		-		-
44	Maintenance Materials & Supplies	1,166.67	526.78	526.78	7,000.00	7,000.00
45	Plumbing Supplies	-		-		-
46	Locks, Locksets & Keys	-		-		-
47	Electrical Supplies	-		-		-
48	Painting Supplies	-		-		-
49	Cleaning Supplies	-		-		-
50	Equipment Repair Parts	-		-		-
51	Maintenance Contracted Services	1,791.67	1,868.82	1,868.82	10,750.00	10,750.00
52	Refuse Removal Services	208.33		-	1,250.00	1,250.00
53	Plumbing Repair Services	-		-		-
54	Heating/AC Repair Services	166.67	1,020.00	1,020.00	1,000.00	1,000.00
55	Electric Repair Service	-		-		-
56	Window Repair Service	-		-		-
57	Automotive Repairs/Fuel	-		-		-
58	Elevator Repair & Maintenance	-		-		-
59	Pest Control Services	250.00		-	1,500.00	1,500.00
60	Cable TV	-		-		-
61	Answering Service	-		-		-
62	Misc Contracts	-		-		-
63	Clean/Paint Units	-		-		-
	<b>Utilities Expenses</b>	-				
64	Water/Sewer	916.67	642.46	642.46	5,500.00	5,500.00
65	Electricity	233.33	42.12	42.12	1,400.00	1,400.00
66	Natural Gas	166.67		-	1,000.00	1,000.00
	<b>Other Operating Expenses</b>	-				
67	Protective Services Contract	-		-		-
68	Insurance	2,833.67	3,072.18	3,072.18	17,002.00	17,002.00
69	PILOT	1,916.67	1,595.73	1,595.73	11,500.00	11,500.00
70	Compensated Absences	-		-		-
71	Collection Losses	-		-		-
72	Replacement Reserves & Debt Pmt-Princ	-		-		-
73	Other General Expense/Asset Mgmt Fees	545.83	541.66	541.66	3,275.00	3,275.00
74	Casualty Losses - Non Capitalized	-		-		-
75	Capital Expenditures	-		-		-
76	Transfer In / Out	-		-		-
	<b>Total Expense</b>	<b>43,209.17</b>	<b>26,451.45</b>	<b>26,451.45</b>	259,255.00	- 259,255.00

<b>Net Income/(Loss):</b>	990.80	990.80
<b>Housing Authority's Portion of Net Income/(Loss):</b>	0.10	

**Cash Flow Statement**  
**Beloit Housing Authority**  
**Phase 1**  
**2/28/2021**

	LLC Phase 1 Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
<b><i>Income</i></b>				
Dwelling Rent/Utilities	19,458.00	115,003.00	16.92%	(95,545.00)
Interest on Investments	43.91	200.00	21.96%	(156.09)
Other Income	7,940.34	150,000.00	5.29%	(142,059.66)
HUD Admin Fees		-		-
HUD Grants/Subsidies		-		-
<b>Total Income</b>	<b>27,442.25</b>	<b>265,203.00</b>		<b>(237,760.75)</b>

	LLC Phase 1 Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
<b><i>Expenses</i></b>				
Administrative				
Salaries/Benefits	8,438.78	72,437.00	11.65%	63,998.22
Office Expenses	1,089.15	25,200.00	4.32%	24,110.85
Office Contracted Services		-		-
Oper Sub Transfer/Mgmt Fee F	980.77	4,000.00	24.52%	3,019.23
Housing Assistance Pmts		-		-
HAP Payments Port In				
Maintenance				
Salaries/Benefits	6,633.00	96,441.00	6.88%	89,808.00
Materials & Supplies	526.78	7,000.00	7.53%	6,473.22
Maintenance Contracts	2,888.82	14,500.00	19.92%	11,611.18
Utilities	684.58	7,900.00	8.67%	7,215.42
Other Operating				
Protective Services	-	-		-
Insurance	3,072.18	17,002.00	18.07%	13,929.82
PILOT	1,595.73	11,500.00	13.88%	9,904.27
Other Operating Expenses	541.66	3,275.00	16.54%	2,733.34
<b>Total Expenses</b>	<b>26,451.45</b>	<b>259,255.00</b>		<b>232,803.55</b>

Net Admin Income (Loss)	990.80
Net HAP Income (Loss)	
<b>Total YTD Income (Loss)</b>	<b>990.80</b>
Housing Authority's Portion	<u>0.10</u>

## Consolidated 2021 Budget Report for Phase 2 - February 28, 2021

		YTD Actual			Annual Board Approved Budget		
Income		Approved YTD	Phase 2	Phase 2 Total	Phase 2		Total
1	Dwelling Rental	23,333.33	22,158.00	22,158.00	140,000.00		140,000.00
2	Excess Utilities	-		-			-
3	Interest on Unrestricted Fund Investments	125.00	92.79	92.79	750.00		750.00
4	Income - Transfer In from Other Funds	-		-			-
5	Other Income - Tenants	-	141.12	141.12			-
6	HAP Fraud Recovery & FSS Forfeitures	-		-			-
7	Other Income - Bad Debt Collections	-	490.07	490.07			-
8	Other Income - Laundry/Copy Fees/Misc	-		-			-
9	Other Income - CFP Operation Money	-		-			-
10	Other Income - Sale of Asset Gain/Loss	-		-			-
11	Admin Fees Earned - HUD	-		-			-
12	Incoming Billable Admin Fees/Oper Sub	22,750.00	5,940.60	5,940.60	136,500.00		136,500.00
13	ROSS/CFP Grant	-		-			-
14	HAP Subsidy	-		-			-
15	Operating Subsidy	-		-			-
<b>Total Income</b>		<b>46,208.33</b>	<b>28,822.58</b>	<b>28,822.58</b>	277,250.00		277,250.00
<b>Expenses</b>							
Expenses		Approved YTD	Phase 2	Phase 2 Total	Phase 2		Total
<b>Administrative Expenses</b>							
16	Admin Payroll Expenses	9,331.17	3,911.12	3,911.12	55,987.00		55,987.00
17	FSS Coordinator Admin Salaries	-		-			-
18	FSS Coordinator Admin Benefits	-		-			-
19	Advertising & Marketing	8.33		-	50.00		50.00
20	Legal	333.33		-	2,000.00		2,000.00
21	Staff Training	-		-			-
22	Travel	-		-			-
23	Accounting Consultants	1,666.67	766.00	766.00	10,000.00		10,000.00
24	Audit Fee	1,833.33		-	11,000.00		11,000.00
25	Telephone	-		-			-
26	Postage	-		-			-
27	Office Supplies	25.00		-	150.00		150.00
28	Memberships & Publications	-		-			-
29	Bank Fees	-		-			-
30	Computer Maintenance	-		-			-
31	Copier Expenses	-		-			-
32	Office Equipment Maintenance	-		-			-
33	Postage Machine	-		-			-
34	Software Maintenance	-		-			-
35	Outgoing Portable Admin Fees	-		-			-
36	Sundry Administration/Compliance Fees	333.33	280.00	280.00	2,000.00		2,000.00
37	Port-In HAP Expense	-		-			-
38	Management Fees	2,333.33	1,400.75	1,400.75	14,000.00		14,000.00

39	Eviction & Collection Agent Fees	-	-	-	-	-	
40	HAP Expense (net fraud recovery to HUD)	-	-	-	-	-	
	HAP Overfunding (Underfunding)	-	-	-	-	-	
	<b>Maintenance Expenses</b>	-	-	-	-	-	
42	Maintenance Payroll Expenses	12,060.83	11,432.02	11,432.02	72,365.00	72,365.00	
43	Casual Labor - Maintenance	-	-	-	-	-	
44	Maintenance Materials & Supplies	1,833.33	454.36	454.36	11,000.00	11,000.00	
45	Plumbing Supplies	-	-	-	-	-	
46	Locks, Locksets & Keys	-	-	-	-	-	
47	Electrical Supplies	-	-	-	-	-	
48	Painting Supplies	-	-	-	-	-	
49	Cleaning Supplies	-	-	-	-	-	
50	Equipment Repair Parts	-	-	-	-	-	
51	Maintenance Contracted Services	2,500.00	2,519.55	2,519.55	15,000.00	15,000.00	
52	Refuse Removal Services	583.33	40.00	40.00	3,500.00	3,500.00	
53	Plumbing Repair Services	-	-	-	-	-	
54	Heating/AC Repair Services	200.00	740.00	740.00	1,200.00	1,200.00	
55	Electric Repair Service	-	-	-	-	-	
56	Window Repair Service	-	-	-	-	-	
57	Automotive Repairs/Fuel	-	-	-	-	-	
58	Elevator Repair & Maintenance	1,000.00	-	-	6,000.00	6,000.00	
59	Pest Control Services	250.00	-	-	1,500.00	1,500.00	
60	Cable TV	-	619.62	619.62	-	-	
61	Answering Service	-	-	-	-	-	
62	Misc Contracts	-	-	-	-	-	
63	Clean/Paint Units	-	-	-	-	-	
	<b>Utilities Expenses</b>	-	-	-	-	-	
64	Water/Sewer	2,166.67	86.24	86.24	13,000.00	13,000.00	
65	Electricity	2,916.67	1,391.42	1,391.42	17,500.00	17,500.00	
66	Natural Gas	1,416.67	447.97	447.97	8,500.00	8,500.00	
	<b>Other Operating Expenses</b>	-	-	-	-	-	
67	Protective Services Contract	666.67	129.94	129.94	4,000.00	4,000.00	
68	Insurance	1,579.50	1,712.50	1,712.50	9,477.00	9,477.00	
69	PILOT	1,916.67	1,899.32	1,899.32	11,500.00	11,500.00	
70	Compensated Absences	-	-	-	-	-	
71	Collection Losses	-	-	-	-	-	
72	Replacement Reserves & Debt Pmt-Princ	-	-	-	-	-	
73	Other General Expense/Asset Mgmt Fees	1,170.83	1,435.26	1,435.26	7,025.00	7,025.00	
74	Casualty Losses - Non Capitalized	-	-	-	-	-	
75	Capital Expenditures	-	-	-	-	-	
76	Transfer In / Out	-	-	-	-	-	
	<b>Total Expense</b>	<b>46,125.67</b>	<b>29,266.07</b>	<b>29,266.07</b>	276,754.00	-	276,754.00

**Net Income/(Loss):**

(443.49)

(443.49)

**Housing Authority's Portion of Net Income/(Loss):**

(0.04)



**Cash Flow Statement**  
**Beloit Housing Authority**  
**Phase 2**  
**2/28/2021**

	LLC Phase 2		Percentage of	Variance
	Actual	YTD Budget	Budget Used	Over (Under)
<b>Income</b>				
Dwelling Rent/Utilities	22,158.00	140,000.00	15.83%	(117,842.00)
Interest on Investments	92.79	750.00	12.37%	(657.21)
Other Income	6,571.79	136,500.00	4.81%	(129,928.21)
HUD Admin Fees		-		-
HUD Grants/Subsidies		-		-
<b>Total Income</b>	<b>28,822.58</b>	<b>277,250.00</b>		<b>(248,427.42)</b>

	LLC Phase 1		Percentage of	Variance
	Actual	YTD Budget	Budget Used	Under (Over)
<b>Expenses</b>				
Administrative				
Salaries/Benefits	3,911.12	55,987.00	6.99%	52,075.88
Office Expenses	1,046.00	25,200.00	4.15%	24,154.00
Office Contracted Services		-		-
Oper Sub Transfer/Mgmt Fee F	1,400.75	14,000.00	10.01%	12,599.25
Housing Assistance Pmts		-		-
HAP Payments Port In				
Maintenance				
Salaries/Benefits	11,432.02	72,365.00	15.80%	60,932.98
Materials & Supplies	454.36	11,000.00	4.13%	10,545.64
Maintenance Contracts	3,919.17	27,200.00	14.41%	23,280.83
Utilities	1,925.63	39,000.00	4.94%	37,074.37
Other Operating				
Protective Services	129.94	4,000.00	3.25%	3,870.06
Insurance	1,712.50	9,477.00	18.07%	7,764.50
PILOT	1,899.32	11,500.00	16.52%	9,600.68
Other Operating Expenses	1,435.26	7,025.00	20.43%	5,589.74
<b>Total Expenses</b>	<b>29,266.07</b>	<b>276,754.00</b>		<b>247,487.93</b>

Net Admin Income (Loss)	(443.49)
Net HAP Income (Loss)	
<b>Total YTD Income (Loss)</b>	<b>(443.49)</b>
Housing Authority's Portion	<b>(0.04)</b>

## Consolidated 2021 Budget Report for Housing Choice Voucher - February 28, 2021

	YTD Actual				Annual Board Approved Budget		
	Income	Approved YTD	HCV	HCV Total	HCV	Total	
1 Dwelling Rental	-			-			-
2 Excess Utilities	-						-
3 Interest on Unrestricted Fund Investments	166.67		81.74	81.74	1,000.00		1,000.00
4 Income - Transfer In from Other Funds	-			-			-
5 Other Income - Tenants	-			-			-
6 HAP Fraud Recovery & FSS Forfeitures	-			-			-
7 Other Income - Bad Debt Collections	-			-			-
8 Other Income - Laundry/Copy Fees/Misc	-		5,731.16	5,731.16			-
9 Other Income - CFP Operation Money	-			-			-
10 Other Income - Sale of Asset Gain/Loss	-			-			-
11 Admin Fees Earned - HUD	50,944.00		51,692.00	51,692.00	305,664.00		305,664.00
12 Incoming Billable Admin Fees/Oper Sub	333.33			-	2,000.00		2,000.00
13 ROSS/CFP Grant	-			-			-
14 HAP Subsidy	-		479,124.00	479,124.00			-
15 Operating Subsidy	-			-			-
<b>Total Income</b>	<b>51,444.00</b>		<b>536,628.90</b>	<b>536,628.90</b>	-	308,664.00	308,664.00

	YTD Actual				Annual Board Approved Budget		
	Expenses	Approved YTD	HCV	HCV Total	HCV	Total	
<b>Administrative Expenses</b>							
16 Admin Salaries	31,546.33		25,819.59	25,819.59	189,278.00		189,278.00
17 FSS Coordinator Admin Salaries	-			-			-
18 Admin Employee Benefits	10,063.67		8,792.21	8,792.21	60,382.00		60,382.00
19 FSS Coordinator Admin Benefits	-			-			-
20 Advertising & Marketing	-			-			-
21 Legal	41.67			-	250.00		250.00
22 Staff Training	291.67			-	1,750.00		1,750.00
23 Travel	66.67		126.28	126.28	400.00		400.00
24 Accounting Consultants	1,208.33		928.00	928.00	7,250.00		7,250.00
25 Audit Fee	1,906.67			-	11,440.00		11,440.00
26 Telephone	466.67		162.95	162.95	2,800.00		2,800.00
27 Postage	-			-			-
28 Office Supplies	333.33		373.10	373.10	2,000.00		2,000.00
29 Memberships & Publications	112.17		129.84	129.84	673.00		673.00
30 Bank Fees	500.00		484.01	484.01	3,000.00		3,000.00
31 Computer Maintenance	-			-			-
32 Copier Expenses	500.00		414.36	414.36	3,000.00		3,000.00
33 Office Equipment Maintenance	-			-			-
34 Postage Machine	666.67		438.44	438.44	4,000.00		4,000.00
35 Software Maintenance	1,291.67		1,599.59	1,599.59	7,750.00		7,750.00
36 Outgoing Portable Admin Fees	-			-			-
37 Sundry Administration/Compliance Fees	-		191.11	191.11			-
38 Port-In HAP Expense	-		5,207.00	5,207.00			-

39	Management Fees	-			-			-
40	Eviction & Collection Agent Fees	-			-			-
41	HAP Expense (net fraud recovery to HUD)	477,674.83		469,386.00	469,386.00		2,866,049.00	2,866,049.00
	HAP Overfunding (Underfunding)	-		9,738.00				-
	<b>Maintenance Expenses</b>	-						
42	Maintenance Salaries	-			-			-
43	Casual Labor - Maintenance	-			-			-
44	Maintenance Benefits	-			-			-
45	Maintenance Materials & Supplies	-			-			-
46	Plumbing Supplies	-			-			-
47	Locks, Locksets & Keys	-			-			-
48	Electrical Supplies	-			-			-
49	Painting Supplies	-			-			-
50	Cleaning Supplies	-			-			-
51	Equipment Repair Parts	-			-			-
52	Maintenance Contracted Services	-			-			-
53	Refuse Removal Services	83.33			-		500.00	500.00
54	Plumbing Repair Services	-			-			-
55	Heating/AC Repair Services	-			-			-
56	Electric Repair Service	-			-			-
57	Window Repair Service	-			-			-
58	Automotive Repairs/Fuel	-			-			-
59	Elevator Repair & Maintenance	-			-			-
60	Pest Control Services	-			-			-
61	Cable TV	-			-			-
62	Answering Service	-			-			-
63	Misc Contracts	-			-			-
64	Clean/Paint Units	-			-			-
	<b>Utilities Expenses</b>	-						
65	Water/Sewer	-			-			-
66	Electricity	-			-			-
67	Natural Gas	-			-			-
	<b>Other Operating Expenses</b>	-						
68	Protective Services Contract	-			-			-
69	Insurance	360.00		528.98	528.98		2,160.00	2,160.00
70	PILOT	-			-			-
71	Compensated Absences	-			-			-
72	Collection Losses	-			-			-
73	Replacement Reserves & Debt Pmt-Princ	-			-			-
74	Other General Expense/Asset Mgmt Fees	733.33		286.94	286.94		4,400.00	4,400.00
75	Casualty Losses - Non Capitalized	-			-			-
76	Capital Expenditures	-			-			-
77	Transfer In / Out	-			-			-
	<b>Total Expense</b>	<b>527,847.00</b>		<b>514,868.40</b>	<b>514,868.40</b>	-	<b>3,167,082.00</b>	<b>3,167,082.00</b>

**Net Income/(Loss):**

21,760.50

**Cash Flow Statement  
Beloit Housing Authority  
Housing Choice Voucher  
2/28/2021**

	HCV YTD Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
<b>Income</b>				
Dwelling Rent/Utilities		-		-
Interest on Investments	81.74	1,000.00	8.17%	(918.26)
Other Income	5,731.16	2,000.00	286.56%	3,731.16
HUD Admin Fees	51,692.00	305,664.00	16.91%	(253,972.00)
HUD Grants/Subsidies	479,124.00	-	0.00%	479,124.00
<b>Total Income</b>	<b>536,628.90</b>	<b>308,664.00</b>		<b>227,964.90</b>

	HCV YTD Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
<b>Expenses</b>				
Administrative				
Salaries/Benefits	34,611.80	249,660.00	13.86%	215,048.20
Office Expenses	2,395.29	29,563.00	8.10%	27,167.71
Office Contracted Services	2,452.39	14,750.00	16.63%	12,297.61
Oper Sub Transfer/Mgmt Fee Pd		-		-
Housing Assistance Pmts	469,386.00	2,866,049.00	16.38%	2,396,663.00
HAP Payments Port In	5,207.00			
Maintenance				
Salaries/Benefits		-		-
Materials & Supplies		-		-
Maintenance Contracts		500.00		500.00
Utilities		-		-
Other Operating				
Protective Services		-		-
Insurance	528.98	2,160.00	24.49%	1,631.02
PILOT		-		-
Other Operating Expenses	286.94	4,400.00	6.52%	4,113.06
<b>Total Expenses</b>	<b>514,868.40</b>	<b>3,167,082.00</b>		<b>2,652,213.60</b>

**Net Income/(Loss):** 21,760.50

# REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



<b>Agenda Number:</b>	4c		
<b>Topic:</b>	2019 Capital Fund Program Grant Budget Revision		
<b>Date:</b>	April 28, 2020		
<b>Presenter:</b>	Clinton Cole	<b>Division:</b>	Beloit Housing Authority

## Overview/Background Information

The HUD Capital Fund Program provides funds annually to Public Housing Agencies for the development, financing, and modernization of public housing developments, as well as for management improvements including staff training.

## Key Issues

1. The Beloit Housing Authority is proposing to revise the 2019 HUD Capital Fund Program Grant budget in order to reallocate funds for projects identified as part of an updated needs assessment conducted by staff. This is the second revision of the 2019 CFP grant budget.
2. The BHA had budgeted funds in BLI 1480-General Capital Activity for basement window repair and vanity top replacement at public housing units. In addition there is funding remaining from projects that have already been completed. The BHA proposes to allocate these funds to other projects to be completed in 2021.
3. The proposed projects include public housing tub and shower valve replacement and Phase 2 scattered site siding replacement. We are proposing to allocate \$42,860 towards the projects described above. This will not have a negative budgetary impact, as the funds are being transferred between different projects under the same budget line item.
4. The affected projects (work activities) are identified in yellow in the attached 2019 CFP budget.

## Conformance with Strategic Plan

Approval of this agreement would conform with the stated purpose of the following strategic goal:

- Goal #1 - Create and Sustain Safe and Healthy Neighborhoods
- Goal #2 - Create and Sustain a High Performing Organization
- Goal #3 - Create and Sustain Economic and Residential Growth
- Goal #4 - Create and Sustain a High Quality of Life
- Goal #5 - Create and Sustain High Quality Infrastructure and Connectivity
- Goal #6 - Create and Sustain a Positive Image, Enhance Communications and Engage the Community

## Sustainability

(If applicable, briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment. Consider whether the policy or program will reduce dependence upon fossil fuels, reduce dependence on chemicals and other manufacturing substances that accumulate in nature, reduce dependence on activities that harm life sustaining eco-systems, and/or meet the hierarchy of present and future human needs fairly and efficiently. Write N/A if not applicable)

N/A

## Action Required/Recommendation

Staff recommends approval of the attached resolution.

## Fiscal Note/Budget Impact

Revision of 2019 Capital Fund Program Grant Budget

## Attachments

Resolution 2021-04 and Revised 2019 CFP Budget

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COMMUNITY DEVELOPMENT AUTHORITY

**RESOLUTION 2021-04**

**APPROVING THE SECOND BUDGET REVISION TO THE BELOIT HOUSING AUTHORITY'S  
2019 CAPITAL FUND PROGRAM (CFP) GRANT**

**WHEREAS**, the Beloit Housing Authority (BHA) prepared a 2019 Annual Statement and budget after receiving a \$240,401 Capital Fund Program (CFP) Grant from the U.S. Department of Housing and Urban Development;

**WHEREAS**, the Beloit Housing Authority staff has completed an updated physical needs assessment; and

**WHEREAS**, the BHA had budgeted \$42,860 in BLI 1480-General Capital Activity for basement window repair and vanity top replacement at public housing units, and the updated needs assessment identifies a greater need to complete the public housing tub and shower valve replacement and Phase 2 scattered site siding replacement.

**NOW, THEREFORE BE IT RESOLVED**, that the Beloit Community Development Authority Board of Commissioners approves the revised 2019 Capital Fund Program Grant Annual Statement and budget as presented.

Adopted this 28th day of April, 2021

**Community Development Authority**

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Fransaesca Ellison, Chairperson

**Attest:**

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Julie Christensen, Executive Director

<b>Part I: Summary</b>						
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. Date of CFFP:			<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 3 )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>		
		Original	Revised <sup>(2)</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$60,000.00	\$60,000.00			
3	1408 Management Improvement					
4	1410 Administration	\$35,648.80	\$24,405.80			
5	1480 General Capital Activity	\$148,752.20	\$159,995.20			
6	1492 MovingToWorkDemonstration					
7	1501 Collater Exp / Debt Srvc					
8	1503 RAD-CFP					
9	1504 Rad Investment Activity					
10	1505 RAD-CPT					
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)					

(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 include here

<b>Part I: Summary</b>						
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. Date of CFFP:			<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 3 )						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>		
		Original	Revised <sup>(2)</sup>	Obligated	Expended	
12	9000 Debt Reserves					
13	9001 Bond Debt Obligation					
14	9002 Loan Debt Obligation					
15	RESERVED					
16	RESERVED					
17	RESERVED					
18a	RESERVED					
18ba	RESERVED					
19	RESERVED					
20	RESERVED					
21	Amount of Annual Grant: (sum of lines 2-20)	\$244,401.00	\$244,401.00			

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 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations  
 (4) RHF funds shall be include here



<b>Part I: Summary</b>					
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. Date of CFFP:		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 3 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>(1)</sup>	
		Original	Revised <sup>(2)</sup>	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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 (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 include here

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. CFPP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI064000005 - BELOIT APTS. - PHASE 2 PARKER BLUFF	Parker Bluff Parking Lot Resurfacing (Dwelling Unit-Site Work (1480)) Description : Seal coating and striping of the Parker Bluff Apartments parking lot.	1480		\$5,000.00	\$2,950.00			
Not associated with any specific development	Replacement Reserves (Administration (1410)) Description : In accordance with the Beloit Apartments Redevelopment Phase 1 and Phase 2 Regulatory and Operating Agreements, the Beloit Housing Authority must annually fund a Replacement Reserve account for the purpose of replacing capital assets and providing capital improvements in	1410		\$24,305.80	\$24,405.80			
Not associated with any specific development	1406 Operations (Operations (1406)) Description : Operating costs including office supplies, utilities, telephone and internet service.	1406		\$60,000.00	\$60,000.00			

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<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. CFPP(Yes/No):				<b>Federal FFY of Grant:</b>		
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>(2)</sup></b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised <sup>(1)</sup></b>	<b>Funds Obligated</b>	<b>Funds Expended</b>	
WI064000007 - BELOIT APTS. PHASE 2 - SCATTERED SITES	Phase 2 Scattered Site Siding Replacement ( Dwelling Unit-Exterior (1480)) Description : Removal and replacement of vinyl siding at 16 single-family Phase 2 Scattered Site units.	1480		\$47,652.20	\$63,655.20			
WI064000004 - BELOIT APTS. REDEVELOPMENT PHASE 1	Unit Turnovers ( Dwelling Unit-Interior (1480)) Description : Estimated maintenance costs for turnover of Phase I units. Anticipated items include replacement of carpet/flooring, door replacement, counter top replacement, screen repair, blind replacement, and disposal of personal items left behind after move out.	1480		\$10,000.00	\$10,000.00			
WI064000006 - BELOIT APTS. PHASE 2 TOWN HOUSES	Water Heater Replacement ( Dwelling Unit-Interior (1480)) Description : Estimated maintenance costs for turnover of Phase 2 Parker Bluff units. Anticipated items include replacement of carpet/flooring, door replacement, counter top replacement, screen repair, blind replacement, and disposal of personal items left behind after move out.	1480		\$6,000.00	\$6,000.00			

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Part II: Supporting Pages								
PHA Name: Beloit Housing Authority		Grant Type and Number Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. CFFP(Yes/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 <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI064000004 - BELOIT APTS. REDEVELOPMENT PHASE 1	Phase 1 Shower Valve Replacement (Dwelling Unit-Interior (1480)) Description : Removal and replacement of failing shower valves and fixtures at Phase 1 housing units.	1480		\$10,000.00	\$48,100.00			
WI064000007 - BELOIT APTS. PHASE 2 - SCATTERED SITES	Phase 2 Shower Valve Replacement (Dwelling Unit-Interior (1480)) Description : Removal and replacement of failing shower valves and fixtures at Phase 2 housing units.	1480		\$10,000.00	\$10,000.00			
Not associated with any specific development	Admin Building Parking Lot Resurfacing (Dwelling Unit-Site Work (1480)) Description : Patching and sealing of the parking lot at Beloit Housing Authority's Administrative Building.	1480		\$2,500.00	\$690.00			

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<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. CFPP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI064000006 - BELOIT APTS. PHASE 2 TOWN HOUSES	Phase 2 Townhomes Shower Valve Replacement (Dwelling Unit-Interior (1480)) Description : Removal and replacement of failing shower valves and fixtures at Phase 2 Townhomes housing units.	1480		\$3,600.00	\$3,600.00			
WI064000005 - BELOIT APTS. - PHASE 2 PARKER BLUFF	Parker Bluff Unit Turnovers (Dwelling Unit- Interior (1480)) Description : Maintenance costs associated with the turnover of vacated Parker Bluff units.	1480		\$5,000.00	\$5,000.00			
WI064000007 - BELOIT APTS. PHASE 2 - SCATTERED SITES	Phase 2 Scattered Site Unit Turnovers (Dwelling Unit-Interior (1480)) Description : Maintenance costs associated with the turnover of vacated Phase 2 Scattered Site units.	1480		\$10,000.00	\$10,000.00			

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Part II: Supporting Pages								
PHA Name: Beloit Housing Authority		Grant Type and Number Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. CFFP(Yes/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 <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
Not associated with any specific development	Management Improvement 1410 (Administration (1410)) Description : Management Improvement 1410 64-1,2,3	1410		\$11,343.00				
WI064000004 - BELOIT APTS. REDEVELOPMENT PHASE 1	Phase 1 Basement Window Repair (Dwelling Unit-Exterior (1480)) Description : Removal and sealing of deteriorating basement windows in Phase 1 housing units.	1480		\$10,000.00				
WI064000004 - BELOIT APTS. REDEVELOPMENT PHASE 1	Phase 1 Vanity Top Replacement (Dwelling Unit-Interior (1480)) Description : Removal and replacement of aging vanity tops and fixtures at Phase 1 housing units.	1480		\$10,000.00				

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<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Beloit Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No. WI39P06450119 Replacement Housing Factor Grant No. CFFP(Yes/No):				<b>Federal FFY of Grant:</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		Status of Work
				Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	
WI064000007 - BELOIT APTS. PHASE 2 - SCATTERED SITES	Phase 2 Vanity Top Replacement (Dwelling Unit-Interior (1480)) Description : Removal and replacement of deteriorating vanity tops and fixtures at Phase 2 Scattered Site Housing Units.	1480		\$10,000.00				
WI064000006 - BELOIT APTS. PHASE 2 TOWN HOUSES	Phase 2 Townhomes Vanity Top Replacement (Dwelling Unit-Interior (1480)) Description : Removal and replacement of deteriorating vanity tops and fixtures in Phase 2 Townhomes housing units.	1480		\$9,000.00				
	Total:			\$244,401.00	\$244,401.00			

(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

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

(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.