



**PUBLIC NOTICE & AGENDA**  
**BELOIT COMMUNITY DEVELOPMENT AUTHORITY**  
**City Hall Forum - 100 State Street, Beloit, WI 53511**  
**4:30 PM**  
**Wednesday, June 23, 2021**

1. CALL TO ORDER AND ROLL CALL
2. PUBLIC COMMENT
3. MINUTES
  - 3.a. Consideration of the minutes of the May 26, 2021 Community Development Authority meeting  
[Attachment](#)
4. BELOIT HOUSING AUTHORITY
  - 4.a. Presentation of the May Activity Report (Cole)  
[Attachment](#)
  - 4.b. Presentation of the March/April Financial Report (Cole)  
[Attachment](#)
5. COMMUNITY AND HOUSING SERVICES
  - 5.a. Consideration of Resolution 2021-06, Recommending 2022 Community Development Block Grant (CDBG) Local Funding Priorities (Downing)  
[Attachment](#)
6. 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**  
**May 26, 2021**  
**4:30 P.M.**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, May 26, 2021 in the Forum of Beloit City Hall, 100 State Street.

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

Meeting was called to order by Commissioner Gorman at 4:30 PM.

**Present:** Commissioners Gorman and Hartke; Councilors Forbeck and Leavy

**Absent:** Commissioner Douglas, Ellison and Roland

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

2. **Public Comment**

None.

3. **Consideration of the Minutes of the Regular Meeting held on June 24, 2020**

Motion was made by Councilor Leavy and seconded by Councilor Forbeck to approve the minutes of the April 28, 2021 regular meeting of the Community Development Authority. Motion carried unanimously.

4. **Beloit Housing Authority**

a. **Presentation of the April Activity Report**

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

He explained that a great deal of the corrective action for the Quality Assurance Division (QAD) report is included within the revised BHA Housing Choice Voucher Administrative Plan. The required staff training has already been completed.

b. **Presentation of the March Financial Report**

This agenda item is laid over until the next CDA Board meeting.

c. **Consideration of Resolution 2021-05 Approving Revisions to Beloit Housing Authority's Housing Choice Voucher (HCV) Administrative Plan**

Clinton Cole presented the staff report and recommendation. He also handed out a copy of the complete HCV Administrative Plan to the board members.

Councilor Forbeck inquired about assistance for those with limited English proficiency. Clint stated that we utilize the LanguageLine, and our FSS Coordinator, Maria also speaks Spanish. We have not had much interaction other than Spanish-speaking.

Councilor Forbeck moved and Councilor Leavy seconded a motion to approve Resolution 2021-05. Motion carried (4-0), roll call vote.

5. **Community and Housing Services**

a. **Overview of the Community Development Block Grant Process**

Teri Downing, Deputy Community Development Director, presented the overview.

Teri presented the overview as a guide to the process for allocating, approving and awarding annual Community Development Block Grant funds from the Department of Housing and Urban Development (HUD). The timeline for the City of Beloit CDBG application process was also explained.

Commissioner Hartke expressed a need for night bus service. Teri stated that the Transit Development Plan (TDP) found there was a need for second shift bus service but funds are not currently available. We are exploring ways to meet this need.

6. **Adjournment**

Motion made by Councilor Leavy and seconded by Councilor Forbeck to adjourn at 5:23 p.m. Motion carried unanimously.

---

Fransaesca Ellison, Chairperson

# REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



<b>Agenda Number:</b>	4a		
<b>Topic:</b>	May Activity Report		
<b>Date:</b>	June 23, 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 were no public housing vacancies. 13 annual and 11 interim certifications were completed. Seven public housing inspections were conducted in May.

**Section 8:**  
471 vouchers were housed on May 31, 2021, with 14 newly-issued 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 35 annual and 44 interim recertifications during this reporting period. 32 Housing Quality Standards (HQS) inspections were completed in May. 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

May Activity Report

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

**PUBLIC HOUSING**

Total Public Housing Units	131 Units	
Occupied on 5/31/2021	131 Units	100% Occupancy
Vacancies on 5/31/2021	0 Units	0% Vacancy
Vacancies by Type		
Elderly	0 Units	100% Occupancy
Family	0 Units	100% Occupancy

**Public Housing Inspections**

Six annual inspections and one special inspection were completed during this reporting period.

**Public Housing Activities**

Annual Recertifications	13
Interim Recertifications	11
Tenant notices to Vacate *Not due to eviction	0
New Tenants	0
Transfers	0
Lease Terminations	0
Possible Program Violations	0
Evictions	0

**Public Housing Briefings**

Number Notified	0
Number Briefed	0

**SECTION 8 PROGRAM**

Total Section 8 Vouchers	598 Vouchers	
Total Under Lease on 5/31/2021	468 Vouchers	78% Utilization
Total Portable Vouchers Paid	4 Vouchers	
Total Port Out*	4 Vouchers	
Total Port In*	7 Vouchers	
May HCV HAP Funds Received	\$248,678	
May HCV HAP Funds Expended	\$223,862.15	
Current Per Unit Cost (PUC)	\$467	

\* 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 16 annual inspections, two initial inspections, and 14 reinspections during this reporting period.

**Section 8 Activities**

New Participants	0
Annual Recertifications	23
Interim Recertifications	22
Abatements	4
Unit Transfers	0
Possible Program Violations	0
End of Program	2
Port outs	1

**Section 8 Briefings**

Number Notified	0
Number Briefed/Vouchers Issued	0

**APPLICATIONS ON WAITING LIST**

Public Housing East	62
Public Housing West	49
Parker Bluff	180
Section 8 Program	235

- 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>	March-April 2021 Financial Report		
<b>Date:</b>	June 23, 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 Accountant covering the period of March and April 2021.

At the end of this reporting period, the Low Income Public Housing (LIPH) program income was \$274,865.48 and the LIPH expenses were \$116,752.21. There was a surplus of \$90,313.12 in LIPH.

At the end of this reporting period, inflows of revenue from LIPH Grants total \$39,206.04 and related grant expenses total \$39,206.04.

At the end of this reporting period, the Project Based Voucher (PBV) program income was \$46,357.88 and the expenses were \$77,079.40. The PBV had a deficit of \$30,721.52. 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 \$96,144.44 and the expenses were \$96,081.91. Phase 1 had a surplus of \$62.53. Of this surplus, \$0.01 is the Housing Authority's portion.

At the end of this reporting period, Phase 2 program income was \$95,642.06 and the expenses were \$96,048.17. Phase 2 had a deficit of \$406.11. Of this deficit, \$0.04 is the Housing Authority's portion. The primary reason for the deficit is that beginning in FY 2020 the City began billing out Phase 2 related garbage collection in one lump amount as opposed to quarterly amounts before this time. The garbage collection yearly fee was charged to BHA on the April 2021 City Billing Invoice.

At the end of this reporting period, the Housing Choice Voucher (HCV) program income was \$1,097,719.59 and expenses were \$1,048,302.59. The HCV program had a surplus of \$49,417.00.

Debts owed BHA collected through April 2021: Total \$9,487.15  
 Wisconsin SDC Program: \$9,227.15 Repayments: \$260.00

## 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 of 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-April 2021 Financial Report



## Consolidated 2021 Budget Report for LIPH/PBV - As of April 30, 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	16.67		16.13			16.13	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	-		12,827.86			12,827.86		-
8 Other Income - Laundry/Copy Fees/Misc	9,333.33		6,127.52			6,127.52	28,000.00	28,000.00
9 Other Income - CFP Operation Money	48,859.00					-	146,577.00	146,577.00
10 Other Income - Sale of Asset Gain/Loss	21,666.67				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/FSS/CFP Grant	33,666.67			39,206.04		39,206.04	101,000.00	101,000.00
14 HAP Subsidy	-					-		-
15 Operating Subsidy	156,630.67		186,058.00			186,058.00	469,892.00	469,892.00
<b>Total Income</b>	<b>270,173.00</b>		<b>274,865.48</b>	<b>39,206.04</b>	<b>46,357.88</b>	<b>360,429.40</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	33,050.33		28,609.86			60.89	28,670.75	99,151.00
17 ROSS/FSS Coordinator Admin Salaries	14,142.67				11,662.18		11,662.18	42,428.00
18 Admin Employee Benefits	13,757.67		12,056.60			27.72	12,084.32	41,273.00
19 ROSS/FSS Coordinator Admin Benefits	5,461.33				3,528.05		3,528.05	16,384.00
20 Advertising & Marketing	16.67						-	50.00
21 Legal	83.33						-	250.00
22 Staff Training	583.33				892.50		892.50	1,750.00
23 Travel	83.33		44.52				44.52	250.00
24 Accounting Consultants	2,416.67		1,877.00			480.00	2,357.00	7,250.00
25 Audit Fee	3,813.33		6,164.00				6,164.00	11,440.00
26 Telephone	943.33		540.44				540.44	2,830.00
27 Postage	800.00		948.65				948.65	2,400.00
28 Office Supplies	833.33		377.18				377.18	2,500.00
29 Memberships & Publications	682.67		293.40				293.40	2,048.00
30 Bank Fees	-						-	-
31 Computer Maintenance	-						-	-
32 Copier Expenses	933.33		628.17				628.17	2,800.00
33 Office Equipment Maintenance	-						-	-
34 Postage Machine	-						-	-
35 Software Maintenance	2,000.00		1,949.88				1,949.88	6,000.00
36 Outgoing Portable Admin Fees	-						-	-
37 Sundry Administration/Compliance Fees	-				54.00	84.56	138.56	-
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	-	2,022.70			2,022.70		-
43	Casual Labor - Maintenance	-				-		-
44	Maintenance Benefits	-	652.98			652.98		-
45	Maintenance Materials & Supplies	333.33	13.94			13.94	1,000.00	1,000.00
46	Plumbing Supplies	-				-		-
47	Locks, Locksets & Keys	-				-		-
48	Electrical Supplies	-				-		-
49	Painting Supplies	-				-		-
50	Cleaning Supplies	-	99.21			99.21		-
51	Equipment Repair Parts	-				-		-
52	Maintenance Contracted Services	4,666.67	1,617.42			1,617.42	14,000.00	14,000.00
53	Refuse Removal Services	33.33				-	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	-	393.91			393.91		-
59	Elevator Repair & Maintenance	666.67				-	2,000.00	2,000.00
60	Pest Control Services	-				-		-
61	Cable TV	-				-		-
62	Answering Service	-	1,258.74			1,258.74		-
63	Misc Contracts	-				-		-
64	Clean/Paint Units	-				-		-
	<b>Utilities Expenses</b>	-						
65	Water/Sewer	666.67	312.66		207.59	520.25	2,000.00	2,000.00
66	Electricity	2,333.33	1,667.52		118.17	1,785.69	7,000.00	7,000.00
67	Natural Gas	566.67	913.28		292.50	1,205.78	1,700.00	1,700.00
	<b>Other Operating Expenses</b>	-						
68	Protective Services Contract	8,333.33	607.06			607.06	25,000.00	25,000.00
69	Insurance	3,965.00	4,751.03			4,751.03	11,895.00	11,895.00
70	PILOT	666.67				-	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	115,630.00	116,752.21		5,972.00	122,724.21	346,890.00	346,890.00
75	Casualty Losses - Non Capitalized	-				-		-
76	Capital Expenditures	48,859.00		23,069.31		23,069.31	146,577.00	146,577.00
77	Transfer In / Out	-			69,835.97	69,835.97		-
	<b>Total Expense</b>	<b>266,322.00</b>	<b>184,552.36</b>	<b>39,206.04</b>	<b>77,079.40</b>	<b>300,837.80</b>	798,966.00	-
								798,966.00

**Net Income/(Loss):**

90,313.12	-	(30,721.52)	59,591.60
-----------	---	-------------	-----------

**Cash Flow Statement**  
**Beloit Housing Authority**  
**LIPH/PBV**  
**As of 4/30/2021**

	BHA YTD Actual	LIPH Grants Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
<b>Income</b>					
Dwelling Rent/Utilities	-		-		-
Interest on Investments	16.13		-	0.00%	16.13
Other Income	135,149.23		239,577.00	56.41%	(104,427.77)
HUD Admin Fees			-		-
HUD Grants/Subsidies	186,058.00	39,206.04	570,892.00	39.46%	(345,627.96)
<b>Total Income</b>	<b>321,223.36</b>	<b>39,206.04</b>	<b>810,469.00</b>		<b>(450,039.60)</b>

	BHA YTD Actual	LIPH Grants Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
<b>Expenses</b>					
Administrative					
Salaries/Benefits	40,755.07	15,190.23	199,236.00	28.08%	143,290.70
Office Expenses	10,809.75	946.50	30,768.00	38.21%	19,011.75
Office Contracted Services	2,578.05		8,800.00	29.30%	6,221.95
Oper Sub Transfer/Mgmt Fee Pd			-		-
Housing Assistance Pmts			-		-
HAP Payments Port In					
Maintenance					
Salaries/Benefits	2,675.68		-		(2,675.68)
Materials & Supplies	113.15	-	1,000.00	11.32%	886.85
Maintenance Contracts	3,270.07		16,100.00	20.31%	12,829.93
Utilities	3,511.72		10,700.00	32.82%	7,188.28
Other Operating					
Protective Services	607.06		25,000.00	2.43%	24,392.94
Insurance	4,751.03		11,895.00	39.94%	7,143.97
PILOT	-		2,000.00	0.00%	2,000.00
Other Operating Expenses	192,560.18	23,069.31	493,467.00	43.70%	277,837.51
<b>Total Expenses</b>	<b>261,631.76</b>	<b>39,206.04</b>	<b>798,966.00</b>		<b>498,128.20</b>

Net Admin Income (Loss)	59,591.60	-			
Net HAP Income (Loss)					
<b>Total YTD Income (Loss)</b>	<b>59,591.60</b>	<b>-</b>			

## Consolidated 2021 Budget Report for Phase 1 - As of April 30, 2021

	Income	YTD Actual			Annual Board Approved Budget	
		Approved YTD	Phase 1	Phase 1 Total	Phase 1	Total
1	Dwelling Rental	38,334.33	37,161.00	37,161.00	115,003.00	115,003.00
2	Excess Utilities	-	-	-	-	-
3	Interest on Unrestricted Fund Investments	66.67	70.89	70.89	200.00	200.00
4	Income - Transfer In from Other Funds	-	-	-	-	-
5	Other Income - Tenants	-	1,074.96	1,074.96	-	-
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	50,000.00	57,837.59	57,837.59	150,000.00	150,000.00
13	ROSS/CFP Grant	-	-	-	-	-
14	HAP Subsidy	-	-	-	-	-
15	Operating Subsidy	-	-	-	-	-
	<b>Total Income</b>	<b>88,401.00</b>	<b>96,144.44</b>	<b>96,144.44</b>	265,203.00	265,203.00

	Expenses	Approved YTD	Phase 1	Phase 1 Total	Annual Board Approved Budget	
					Phase 1	Total
	<b>Administrative Expenses</b>					
16	Admin Payroll Expenses	24,145.67	20,804.82	20,804.82	72,437.00	72,437.00
17	FSS Coordinator Admin Salaries	-	-	-	-	-
18	FSS Coordinator Admin Benefits	-	-	-	-	-
19	Advertising & Marketing	16.67	41.71	41.71	50.00	50.00
20	Legal	333.33	-	-	1,000.00	1,000.00
21	Staff Training	-	-	-	-	-
22	Travel	-	-	-	-	-
23	Accounting Consultants	2,666.67	1,795.00	1,795.00	8,000.00	8,000.00
24	Audit Fee	4,000.00	10,000.00	10,000.00	12,000.00	12,000.00
25	Telephone	-	-	-	-	-
26	Postage	-	-	-	-	-
27	Office Supplies	50.00	-	-	150.00	150.00
28	Memberships & Publications	-	-	-	-	-
29	Bank Fees	-	14.80	14.80	-	-
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	1,333.33	4,032.61	4,032.61	4,000.00	4,000.00
37	Port-In HAP Expense	-	-	-	-	-
38	Management Fees	1,333.33	1,885.07	1,885.07	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	32,147.00	28,156.16	28,156.16	96,441.00	96,441.00
43	Casual Labor - Maintenance	-		-		-
44	Maintenance Materials & Supplies	2,333.33	3,874.74	3,874.74	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	3,583.33	4,242.70	4,242.70	10,750.00	10,750.00
52	Refuse Removal Services	416.67	940.00	940.00	1,250.00	1,250.00
53	Plumbing Repair Services	-		-		-
54	Heating/AC Repair Services	333.33	3,179.00	3,179.00	1,000.00	1,000.00
55	Electric Repair Service	-		-		-
56	Window Repair Service	-		-		-
57	Automotive Repairs/Fuel	-	627.17	627.17		-
58	Elevator Repair & Maintenance	-		-		-
59	Pest Control Services	500.00		-	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	1,833.33	672.56	672.56	5,500.00	5,500.00
65	Electricity	466.67	184.47	184.47	1,400.00	1,400.00
66	Natural Gas	333.33	60.73	60.73	1,000.00	1,000.00
	<b>Other Operating Expenses</b>	-				
67	Protective Services Contract	-	5,000.00	5,000.00		-
68	Insurance	5,667.33	6,144.35	6,144.35	17,002.00	17,002.00
69	PILOT	3,833.33	3,342.70	3,342.70	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	1,091.67	1,083.32	1,083.32	3,275.00	3,275.00
74	Casualty Losses - Non Capitalized	-		-		-
75	Capital Expenditures	-		-		-
76	Transfer In / Out	-		-		-
	<b>Total Expense</b>	<b>86,418.33</b>	<b>96,081.91</b>	<b>96,081.91</b>	259,255.00	-
						259,255.00

**Net Income/(Loss):**

62.53

62.53

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

0.01

**Cash Flow Statement**  
**Beloit Housing Authority**  
**Phase 1**  
**As of 4/30/2021**

	LLC Phase 1 Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
<b>Income</b>				
Dwelling Rent/Utilities	37,161.00	115,003.00	32.31%	(77,842.00)
Interest on Investments	70.89	200.00	35.45%	(129.11)
Other Income	58,912.55	150,000.00	39.28%	(91,087.45)
HUD Admin Fees		-		-
HUD Grants/Subsidies		-		-
<b>Total Income</b>	<b>96,144.44</b>	<b>265,203.00</b>		<b>(169,058.56)</b>

	LLC Phase 1 Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
<b>Expenses</b>				
Administrative				
Salaries/Benefits	20,804.82	72,437.00	28.72%	51,632.18
Office Expenses	15,884.12	25,200.00	63.03%	9,315.88
Office Contracted Services		-		-
Oper Sub Transfer/Mgmt Fee F	1,885.07	4,000.00	47.13%	2,114.93
Housing Assistance Pmts		-		-
HAP Payments Port In				
Maintenance				
Salaries/Benefits	28,156.16	96,441.00	29.20%	68,284.84
Materials & Supplies	3,874.74	7,000.00	55.35%	3,125.26
Maintenance Contracts	8,988.87	14,500.00	61.99%	5,511.13
Utilities	917.76	7,900.00	11.62%	6,982.24
Other Operating				
Protective Services	5,000.00	-		(5,000.00)
Insurance	6,144.35	17,002.00	36.14%	10,857.65
PILOT	3,342.70	11,500.00	29.07%	8,157.30
Other Operating Expenses	1,083.32	3,275.00	33.08%	2,191.68
<b>Total Expenses</b>	<b>96,081.91</b>	<b>259,255.00</b>		<b>163,173.09</b>

Net Admin Income (Loss)	62.53
Net HAP Income (Loss)	
<b>Total YTD Income (Loss)</b>	<b>62.53</b>
Housing Authority's Portion	<u>0.01</u>

## Consolidated 2021 Budget Report for Phase 2 - As of April 30, 2021

	YTD Actual			Annual Board Approved Budget	
	Income	Approved YTD	Phase 2	Phase 2 Total	Phase 2
1 Dwelling Rental	46,666.67	45,402.00	45,402.00	140,000.00	140,000.00
2 Excess Utilities	-	-	-	-	-
3 Interest on Unrestricted Fund Investments	250.00	149.17	149.17	750.00	750.00
4 Income - Transfer In from Other Funds	-	-	-	-	-
5 Other Income - Tenants	-	1,475.20	1,475.20	-	-
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	45,500.00	48,125.62	48,125.62	136,500.00	136,500.00
13 ROSS/CFP Grant	-	-	-	-	-
14 HAP Subsidy	-	-	-	-	-
15 Operating Subsidy	-	-	-	-	-
<b>Total Income</b>	<b>92,416.67</b>	<b>95,642.06</b>	<b>95,642.06</b>	<b>277,250.00</b>	<b>277,250.00</b>

	YTD Actual			Annual Board Approved Budget		
	Expenses	Approved YTD	Phase 2	Phase 2 Total	Phase 2	Total
<b>Administrative Expenses</b>						
16 Admin Payroll Expenses	18,662.33	14,230.84	14,230.84	55,987.00	55,987.00	
17 FSS Coordinator Admin Salaries	-	-	-	-	-	
18 FSS Coordinator Admin Benefits	-	-	-	-	-	
19 Advertising & Marketing	16.67	41.71	41.71	50.00	50.00	
20 Legal	666.67	-	-	2,000.00	2,000.00	
21 Staff Training	-	-	-	-	-	
22 Travel	-	-	-	-	-	
23 Accounting Consultants	3,333.33	1,795.00	1,795.00	10,000.00	10,000.00	
24 Audit Fee	3,666.67	10,000.00	10,000.00	11,000.00	11,000.00	
25 Telephone	-	-	-	-	-	
26 Postage	-	-	-	-	-	
27 Office Supplies	50.00	-	-	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	666.67	4,747.97	4,747.97	2,000.00	2,000.00	
37 Port-In HAP Expense	-	-	-	-	-	
38 Management Fees	4,666.67	4,242.45	4,242.45	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	24,121.67	23,142.31	23,142.31	72,365.00	72,365.00	
43	Casual Labor - Maintenance	-		-		-	
44	Maintenance Materials & Supplies	3,666.67	1,329.11	1,329.11	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	5,000.00	6,753.59	6,753.59	15,000.00	15,000.00	
52	Refuse Removal Services	1,166.67	2,738.00	2,738.00	3,500.00	3,500.00	
53	Plumbing Repair Services	-		-		-	
54	Heating/AC Repair Services	400.00	925.00	925.00	1,200.00	1,200.00	
55	Electric Repair Service	-		-		-	
56	Window Repair Service	-		-		-	
57	Automotive Repairs/Fuel	-	578.18	578.18		-	
58	Elevator Repair & Maintenance	2,000.00		-	6,000.00	6,000.00	
59	Pest Control Services	500.00		-	1,500.00	1,500.00	
60	Cable TV	-	1,244.22	1,244.22		-	
61	Answering Service	-		-		-	
62	Misc Contracts	-		-		-	
63	Clean/Paint Units	-		-		-	
	<b>Utilities Expenses</b>						
64	Water/Sewer	4,333.33	1,806.40	1,806.40	13,000.00	13,000.00	
65	Electricity	5,833.33	4,280.19	4,280.19	17,500.00	17,500.00	
66	Natural Gas	2,833.33	3,110.64	3,110.64	8,500.00	8,500.00	
	<b>Other Operating Expenses</b>						
67	Protective Services Contract	1,333.33	5,259.88	5,259.88	4,000.00	4,000.00	
68	Insurance	3,159.00	3,424.99	3,424.99	9,477.00	9,477.00	
69	PILOT	3,833.33	3,527.17	3,527.17	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	2,341.67	2,870.52	2,870.52	7,025.00	7,025.00	
74	Casualty Losses - Non Capitalized	-		-		-	
75	Capital Expenditures	-		-		-	
76	Transfer In / Out	-		-		-	
	<b>Total Expense</b>	<b>92,251.33</b>	<b>96,048.17</b>	<b>96,048.17</b>	276,754.00	-	276,754.00

**Net Income/(Loss):** (406.11) (406.11)  
**Housing Authority's Portion of Net Income/(Loss):** (0.04)



**Cash Flow Statement**  
**Beloit Housing Authority**  
**Phase 2**  
**As of 4/30/2021**

	LLC Phase 2		Percentage of	Variance
	Actual	YTD Budget	Budget Used	Over (Under)
<b>Income</b>				
Dwelling Rent/Utilities	45,402.00	140,000.00	32.43%	(94,598.00)
Interest on Investments	149.17	750.00	19.89%	(600.83)
Other Income	50,090.89	136,500.00	36.70%	(86,409.11)
HUD Admin Fees		-		-
HUD Grants/Subsidies		-		-
<b>Total Income</b>	<b>95,642.06</b>	<b>277,250.00</b>		<b>(181,607.94)</b>

	LLC Phase 1		Percentage of	Variance
	Actual	YTD Budget	Budget Used	Under (Over)
<b>Expenses</b>				
Administrative				
Salaries/Benefits	14,230.84	55,987.00	25.42%	41,756.16
Office Expenses	16,584.68	25,200.00	65.81%	8,615.32
Office Contracted Services		-		-
Oper Sub Transfer/Mgmt Fee F	4,242.45	14,000.00	30.30%	9,757.55
Housing Assistance Pmts		-		-
HAP Payments Port In				
Maintenance				
Salaries/Benefits	23,142.31	72,365.00	31.98%	49,222.69
Materials & Supplies	1,329.11	11,000.00	12.08%	9,670.89
Maintenance Contracts	12,238.99	27,200.00	45.00%	14,961.01
Utilities	9,197.23	39,000.00	23.58%	29,802.77
Other Operating				
Protective Services	5,259.88	4,000.00	131.50%	(1,259.88)
Insurance	3,424.99	9,477.00	36.14%	6,052.01
PILOT	3,527.17	11,500.00	30.67%	7,972.83
Other Operating Expenses	2,870.52	7,025.00	40.86%	4,154.48
<b>Total Expenses</b>	<b>96,048.17</b>	<b>276,754.00</b>		<b>180,705.83</b>

Net Admin Income (Loss)	(406.11)
Net HAP Income (Loss)	
<b>Total YTD Income (Loss)</b>	<b>(406.11)</b>
Housing Authority's Portion	<b>(0.04)</b>

## Consolidated 2021 Budget Report for Housing Choice Voucher - As of April 30, 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	333.33	168.95	168.95	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	-	291.20	291.20			-
8	Other Income - Laundry/Copy Fees/Misc	-	11,322.44	11,322.44			-
9	Other Income - CFP Operation Money	-		-			-
10	Other Income - Sale of Asset Gain/Loss	-		-			-
11	Admin Fees Earned - HUD	101,888.00	116,437.00	116,437.00	305,664.00		305,664.00
12	Incoming Billable Admin Fees/Oper Sub	666.67		-	2,000.00		2,000.00
13	ROSS/CFP Grant	-		-			-
14	HAP Subsidy	-	969,500.00	969,500.00			-
15	Operating Subsidy	-		-			-
	<b>Total Income</b>	<b>102,888.00</b>	<b>1,097,719.59</b>	<b>1,097,719.59</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	63,092.67	65,339.44	65,339.44	189,278.00		189,278.00
17	FSS Coordinator Admin Salaries	-		-			-
18	Admin Employee Benefits	20,127.33	21,854.29	21,854.29	60,382.00		60,382.00
19	FSS Coordinator Admin Benefits	-		-			-
20	Advertising & Marketing	-		-			-
21	Legal	83.33		-	250.00		250.00
22	Staff Training	583.33		-	1,750.00		1,750.00
23	Travel	133.33	297.08	297.08	400.00		400.00
24	Accounting Consultants	2,416.67	1,652.00	1,652.00	7,250.00		7,250.00
25	Audit Fee	3,813.33	6,164.00	6,164.00	11,440.00		11,440.00
26	Telephone	933.33	436.98	436.98	2,800.00		2,800.00
27	Postage	-		-			-
28	Office Supplies	666.67	431.65	431.65	2,000.00		2,000.00
29	Memberships & Publications	224.33	223.40	223.40	673.00		673.00
30	Bank Fees	1,000.00	974.57	974.57	3,000.00		3,000.00
31	Computer Maintenance	-		-			-
32	Copier Expenses	1,000.00	628.17	628.17	3,000.00		3,000.00
33	Office Equipment Maintenance	-		-			-
34	Postage Machine	1,333.33	1,249.89	1,249.89	4,000.00		4,000.00
35	Software Maintenance	2,583.33	2,868.01	2,868.01	7,750.00		7,750.00
36	Outgoing Portable Admin Fees	-		-			-
37	Sundry Administration/Compliance Fees	-	1,605.86	1,605.86			-
38	Port-In HAP Expense	-	10,431.06	10,431.06			-

39	Management Fees	-		-			
40	Eviction & Collection Agent Fees	-		-			
41	HAP Expense (net fraud recovery to HUD)	955,349.67		932,426.97	932,426.97	2,866,049.00	2,866,049.00
	HAP Overfunding (Underfunding)	-		37,073.03			
	<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	166.67		-		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	720.00		1,057.96	1,057.96	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	1,466.67		661.26	661.26	4,400.00	4,400.00
75	Casualty Losses - Non Capitalized	-		-			
76	Capital Expenditures	-		-			
77	Transfer In / Out	-		-			
	<b>Total Expense</b>	<b>1,055,694.00</b>		<b>1,048,302.59</b>	<b>1,048,302.59</b>	-	3,167,082.00

**Net Income/(Loss):**

49,417.00

**Cash Flow Statement  
Beloit Housing Authority  
Housing Choice Voucher  
As of 4/30/2021**

	HCV YTD Actual	YTD Budget	Percentage of Budget Used	Variance Over (Under)
<b>Income</b>				
Dwelling Rent/Utilities		-		-
Interest on Investments	168.95	1,000.00	16.90%	(831.05)
Other Income	11,613.64	2,000.00	580.68%	9,613.64
HUD Admin Fees	116,437.00	305,664.00	38.09%	(189,227.00)
HUD Grants/Subsidies	969,500.00	-	0.00%	969,500.00
<b>Total Income</b>	<b>1,097,719.59</b>	<b>308,664.00</b>		<b>789,055.59</b>

	HCV YTD Actual	YTD Budget	Percentage of Budget Used	Variance Under (Over)
<b>Expenses</b>				
Administrative				
Salaries/Benefits	87,193.73	249,660.00	34.92%	162,466.27
Office Expenses	11,785.54	29,563.00	39.87%	17,777.46
Office Contracted Services	4,746.07	14,750.00	32.18%	10,003.93
Oper Sub Transfer/Mgmt Fee Pd		-		-
Housing Assistance Pmts	932,426.97	2,866,049.00	32.53%	1,933,622.03
HAP Payments Port In	10,431.06		0.00%	(10,431.06)
Maintenance				
Salaries/Benefits		-		-
Materials & Supplies		-		-
Maintenance Contracts		500.00	0.00%	500.00
Utilities		-		-
Other Operating				
Protective Services		-		-
Insurance	1,057.96	2,160.00	48.98%	1,102.04
PILOT		-		-
Other Operating Expenses	661.26	4,400.00	15.03%	3,738.74
<b>Total Expenses</b>	<b>1,048,302.59</b>	<b>3,167,082.00</b>		<b>2,118,779.41</b>

**Net Income/(Loss):** 49,417.00

# REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



<b>Agenda Number:</b>	5a		
<b>Topic:</b>	Consideration of Resolution 2021-06, Recommending 2022 Community Development Block Grant (CDBG) Local Funding Priorities		
<b>Date:</b>	June 23, 2021		
<b>Presenter:</b>	Teri Downing	<b>Division:</b>	Community & Housing Services

## Overview/Background Information

HUD recommends that municipalities establish local funding priorities in order to guide the allocation of local CDBG funds. The funding priorities approved at this CDA meeting will be recommended to City Council for approval during the July 6, 2021 City Council meeting. The priorities will then be incorporated into the 2022 application process which begins in mid to late July.

The City prepared the 2020-2024 Consolidated Plan, which is a 5-year strategic plan for the use of CDBG funds. Staff held three Steering Committee meetings with local agencies and community leaders to obtain input about the needs of the community and gaps in services. The following needs were identified in these meetings:

- Meeting 1: Housing and Homelessness
  - Need for housing assistance (emergency shelter, transitional living, long term, and permanent supportive housing)
  - Need for more case management and education in life education skills and financial/budgeting
  - Need for Advocates (Tenants and Housing Stock Conditions)
  - Need for activities that serve that comprehensively serve the neighborhood, not just the houses
  - Need for Preventative/Emergency Rental assistance
  - Need for tenant education, accessible community legal services, and protection from retaliation
  - Need for diverse resource/support systems
  
- Meeting 2: Non-homeless Special Needs
  - Elderly/Frail Elderly, Public Housing Residents, and Persons with Disabilities
    - Transportation, Access to food, Awareness and education, Financial Literacy, and Advocacy
  - Persons with AODA/HIV AIDS
    - Access to mental health care, medications, and intense need services. Access to immediate assistance
    - Increase in services available to avoid long wait lists.
    - Prevention/Intervention Services
    - Family Support
    - Advocacy
    - Access to education and preventative services
  
- Meeting 3: Community and Economic Development Needs
  - Childcare/Early Literacy
  - Transportation
  - Future Ready Skills (soft, life, and sex education skills)
  - Healthcare
  - Housing

The City also held listening sessions with the public, in which the following needs were identified: employment training, youth programming, deteriorating and vacant properties, and job opportunities

## Key Issues

Based on the information above, staff recommends the following funding priorities:

1. Public Service Programs which focus on comprehensive case management strategies (that offer advocacy as well), with priority given to neighborhood stabilization activities, housing assistance, education in life skills, employment training that corresponds with local employment opportunities, healthcare access, transportation, childcare, and activities which meet one of the NRSA objectives.
2. Code Enforcement
3. Housing Rehabilitation
4. Housing Activities (Direct Homeownership Assistance/Down-payment and closing cost assistance)
5. Economic Development Activities, with priority given to Small Business and Microenterprise Assistance and Technical Job Training
6. Program Administration
7. Fair Housing

Eligible CDBG project categories are also attached for your information.

## 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 of 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

These funding priorities will allow the City to fund the highest priority needs with the CDBG grant dollars.

## Attachments

Resolution 2021-06, Recommending 2022 Community Development Block Grant Local Funding Priorities, Attachments A and B.

---

COMMUNITY DEVELOPMENT AUTHORITY

**RESOLUTION 2021-06  
RECOMMENDING 2022 COMMUNITY DEVELOPMENT BLOCK GRANT  
LOCAL FUNDING PRIORITIES**

**WHEREAS**, the City of Beloit will be allocating Community Development Block Grant (CDBG) funds to eligible projects for 2022, and

**WHEREAS**, CDBG funds awarded to the City of Beloit are limited, and

**WHEREAS**, the Community Development Authority recommends that setting priorities for funding will ensure allocation to projects which will meet the greatest needs for the dollars spent.

**NOW THEREFORE BE IT RESOLVED**, that the 2022 CDBG local funding priorities are recommended to the City Council as shown on Attachment A.

Adopted this 23rd day of June, 2021

**Community Development Authority**

---

Fransaesca Ellison, Chairperson

ATTEST:

---

Julie Christensen, CDA Executive Director

**Attachment A**  
To CDA RESOLUTION 2021-06  
RECOMMENDING 2022 COMMUNITY DEVELOPMENT BLOCK GRANT  
LOCAL FUNDING PRIORITIES  
(6-23-2021)

1. Public Service Programs which focus on comprehensive case management strategies (that offer advocacy as well), with priority given to neighborhood stabilization activities, housing assistance, education in life skills, employment training that corresponds with local employment opportunities, healthcare access, transportation, childcare, and activities which meet one of the NRSA objectives.
2. Code Enforcement
3. Housing Rehabilitation
4. Housing Activities (Direct Homeownership Assistance/Down-payment and closing cost assistance)
5. Economic Development Activities, with priority given to Small Business and Microenterprise Assistance and Technical Job Training
6. Program Administration
7. Fair Housing



## Attachment B 2020-2024 NRSA Objectives Summary

### VISION

Establish safe, healthy, and stable neighborhoods and ensure all Beloit residents have meaningful opportunities for economic stability and growth.

---

### GOALS

- Reduce crime, fear, and disorder.
- Provide opportunities for job growth and education that create meaningful jobs for unemployed and low-moderate income residents.
- Encourage collaboration and coordination between community organizations.
- Improve the physical environment of the City's neighborhoods.
- Provide positive outlets for youth in the community.
- Restore a strong sense of community pride.

### STRATEGIES

#### Neighborhood Revitalization

Objective 1: Improve the quality of the housing stock.

Objective 2: Reduce property related nuisances.

Objective 3: Increase the percentage of long-term residents in the neighborhoods.

#### Resident Empowerment

Objective 4: Increase programming for job training and life skills education.

Objective 5: Enhance programming activity for youth.

Objective 6: Increase the involvement of residents in their neighborhoods.

Objective 7: Connect residents to financial and supportive resources they need to be successful.

Objective 8: Enhance affordable and reliable transportation options for residents.

#### Public Safety

Objective 9: Enhance Community Policing strategies.

Objective 10: Enhance statistical data analysis in order to assist with crime analysis, goals, and strategic development.

Objective 11: Improve transparency and communication regarding crime and prevalence of crime.

## Eligible CDBG Projects

**Public Services:** Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance, or recreational needs.

**Housing:** This includes labor, materials, and other costs of rehabilitating houses; loans for financing indebtedness secured by a property being rehabilitated with CDBG funds; improvements to houses to increase energy efficiency; improvement to houses to increase water efficiency; connection of residential structures to water or sewer mains; administrative expenses related to a rehabilitation project funded with CDBG; and improvements to houses to improve the accessibility.

**Property Acquisition:** Acquisition of property for any public purpose which meets one of the national objectives.

**Demolition:** Clearance, demolition or removal of buildings and improvements, including movement of structures to other sites.

**Code Enforcement:** Costs incurred for inspection for code violations and enforcement of codes in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation or services to be provided maybe expected to arrest the decline of the area.

**Commercial or Industrial Rehabilitation:** The acquisition, construction, rehabilitation or installation of commercial or industrial buildings, structures and other real property equipment and improvements, including railroad spurs or similar extensions.

**Micro-enterprise Assistance:** The provision of assistance to businesses having five or fewer employees.

**Planning:** Activities that consist of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans.

**Public Facilities and Improvements:** Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.

**Special Economic Development Activities:** Provision of assistance to a private for-profit business and economic development services related to the provision of assistance.

**Fair Housing:** Provision of fair housing service and fair housing enforcement, education and outreach

**Interim Assistance:** In areas where there are signs of physical deterioration and immediate action is needed, the repair of public infrastructure and special garbage, trash, and debris removal may

be completed. Additionally, in emergency situations where public health and safety is at risk, the repair of streets, sidewalks, publicly owned utilities, and public buildings; the clearance of streets, and the improvement of private properties may be completed. These activities can only be completed to extent necessary to alleviate the emergency conditions.

**Privately-owned Utilities:** Acquire, construct, reconstruct, rehabilitate, or install distribution lines and facilities of privately-owned utilities.

**Technical Assistance:** Provide technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities.