



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Community Development Authority  
October 26, 2016 at 4:30 pm  
The Forum  
Beloit City Hall  
100 State Street**

1. Call to Order and Roll Call
2. Citizen Participation
3. Review and Consideration of the Minutes of the Regular Meeting held on September 28 and October 10, 2016
4. Housing Authority
  - a. Presentation of September Activity Report (Pollard)
  - b. Presentation of September Financial Report (Pollard)
  - c. Review and Consideration of Resolution 2016-21, Approval of the Beloit Housing Authority 2017 Annual Public Housing Authority Plan (Pollard)
5. CDBG, HOME & NSP Programs
  - a. Review and Consideration of Resolution 2016-22, Approval of the Purchase of 206 Eighth Street from the City of Beloit (Schneider)
6. Adjournment

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

Notice Mailed: October 20, 2016

Approved: Julie Christensen, Exec. Director

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

**Minutes**  
**Beloit Community Development Authority**  
**100 State Street, Beloit WI 53511**  
**September 28, 2016**  
**4:30 P.M.**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, September 28, 2016, in the Forum of Beloit City Hall, 100 State Street.

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

Meeting was called to order by Commissioner Evans at 4:32 p.m.

**Present:** Commissioners Baker, Ellison, Evans, Hendrix, Preuschl and Webster

**Absent:** Commissioner

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

2. **Citizen Participation:**

Dr. Lee From and Ian Hedges spoke on behalf of HealthNet of Rock County. They expounded on services provided, benefits to the community, as well as their need to continue receiving CDBG funding.

3. **Review and Consideration of the Minutes of the Regular Meeting held on July 27, 2016.**

Motion was made by Commissioner Baker and seconded by Commissioner Webster to approve the minutes of the Regular Meeting held on July 27, 2016.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of July Activity Report**

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

Our goal is to lease up 610 Section 8 vouchers. Currently, our biggest challenge is low numbers on our four and five bedroom waiting lists.

b. **Presentation of July Financial Report**

Cathy Pollard gave a brief summary of the report.

At the end of 2017 our five-year GAP loan will be due. At that time, Cathy will submit a resolution to auction the group of eight project-based units at a minimum of \$35,000 per unit. The landlord would be required, for at least five years, to maintain the units as low-income housing for people already on our HAP program. If we do not sell these houses, HUD will recoup them.

- c. Presentation of August Activity Report  
Cathy Pollard gave a brief summary of the report.

Our two maintenance employees are working diligently to keep up with the turnovers in public housing caused by tenants who have chosen to take Section 8 vouchers. We are considering hiring a temp to assist with painting.

- d. Presentation of August Financial Report  
Cathy Pollard gave a brief summary of the report.

We have housed more working families in the past year which explains the increase in “dwelling rental” income. The number of repayment plans is currently down indicating that old debts are being paid off.

- e. Review and Consideration of Resolution 2016-14, Approval of Security System Upgrade  
Clinton Cole, Programs Manager, presented the staff report and recommendation.

Presently, only one of the six cameras in our four-year-old security system is working. It was determined that the low bidder, Low Voltage Installations, Inc., did not offer a viable proposal. The recommended bidder, AMI Telecom, will be replacing the existing system with 11 infrared HD remote cameras.

Commissioner Evans moved and Commissioner Baker seconded a motion to approve Resolution 2016-14.

Motion carried unanimously.

- f. Review and Consideration of Resolution 2016-15, Approval of BHA 2017 Operating budgets  
Cathy Pollard presented the staff report and recommendation.

The 2017 budgets presented are preliminary budgets because we don’t yet know how much money we will receive. Cathy explained that the different AMPs are divided by investor, location and residents. AMPs are used as a way to determine if each AMP generates enough income to cover expenses.

Commissioner Hendrix moved and Commissioner Webster seconded a motion to approve Resolution 2016-15.

Motion carried unanimously.

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

- a. Review and Consideration of Resolution 2016-16, Recommending approval of the 2017 Community Development Block Grant Budget  
Teri Downing, Housing Services Director, presented the staff report and recommendation.

Board members approved the staff recommendation for funding City Programs. After hearing from all applicants, staff did not recommend any funding for four Public Service agencies because they did not meet funding priorities, yet are considered valuable to our community. Following considerable discussion, the CDA Board reallocated the staff recommendation for funding Public Service Programs. All applicants are recommended for funding based on the funding priority that is met. The consensus among Board members is as follows:

2017 Public Service CDA Recommendation

Beloit Meals on Wheels	\$ 5,000
Community Action, Inc. of Rock and Walworth Counties	28,475
Family Services – Domestic Violence	7,100
Family Services – Home Companion	12,000
Hands of Faith	10,000
HealthNet of Rock County, Inc.	10,000
House of Mercy	7,500
Latino Service Providers Coalition	4,500
Merrill Community Center	12,000
Project 16:49	7,500
Stateline Literacy Council	<u>10,000</u>
	\$114,075

Commissioner Preuschl moved and Commissioner Baker seconded a motion to approve Resolution 2016-16.

Motion carried unanimously.

b. Review and Consideration of Resolution 2016-17, Recommending Approval of the 2017 Annual Action Plan

Teri Downing presented the staff report and recommendation.

The table in the Annual Action Plan will be updated based on CDA recommendations for Public Services funding.

Commissioner Baker moved and Commissioner Evans seconded a motion to approve Resolution 2016-17.

Motion carried unanimously.

- c. Review and Consideration of Resolution 2016-18, Recommending Approval of the 2017 HOME Investment Partnerships Program (HOME) Budget  
Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Baker moved and Commissioner Hendrix seconded a motion to approve Resolution 2016-17.

Motion carried unanimously.

6. **Adjournment:**  
A motion was made by Commissioner Preuschl and seconded by Commissioner Baker to adjourn at 7:02 p.m. Motion carried.

**Minutes**  
**Beloit Community Development Authority**  
**100 State Street, Beloit WI 53511**  
**October 10, 2016, 5:30 P.M.**

The special meeting of the City of Beloit Community Development Authority was held on Monday, October 10, 2016 in the Forum of Beloit City Hall, 100 State Street.

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

Meeting was called to order by Commissioner Evans at 5:35 p.m.

**Present:** Commissioners Baker, Evans, Ellison, Preuschl and Hendrix

**Absent:** Commissioner Webster

**Staff Present:** Cathy Pollard, Teri Downing, Scott Schneider

2. **Review and Consideration of Resolution 2016-19, Authorizing the Purchase of 310 Euclid Avenue from the City of Beloit to the Community Development Authority and Authorizing the Award of a Contract for the Rehabilitation of 310 Euclid Avenue**

Teri Downing, Housing Services Director, presented the staff report and recommendation. Teri explained that the Council had transferred the property to the City of Beloit for \$1.00. Teri further explained the resolution would cover accepting the property from the City of Beloit and approving the award of the contract for the rehabilitation.

Commissioner Evans questioned whether the property would retain its historical significance and whether the new owners would have to leave the property as is. Teri explained the parameters of the sale and that any changes would have to be approved by the Landmarks committee.

Motion was made by Commissioner Preuschl and seconded by Commissioner Baker to approve Resolution 2016-19.

Motion carried unanimously.

3. **Review and Consideration of Resolution 2016-20, Authorizing the Purchase of 1235 Dewey Avenue from the City of Beloit**

Teri Downing, Housing Services Director, presented the staff report and recommendation. Teri explained the property at this address has been abandoned and is eligible for demolition with NSP1 funds.

Commissioner Baker moved and Commissioner Hendrix seconded a motion to approve Resolution 2016-20.

Motion carried unanimously.

4. **Adjournment:**

Motion by Commissioner Preuschl and seconded by Commissioner Baker to adjourn at 5:51 p.m. Motion carried.

**REPORT TO THE  
BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

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**AGENDA ITEM:** 4a

**TOPIC:** September Activity Report

**REQUESTED ACTION:** Information only- No action required

**PRESENTER:** Cathy Pollard

**STAFF REPORT:**

Public Housing:

There were three vacancies in public housing units in September and two upcoming vacancies in October of 2016. Public housing accounts receivable on occupied units totaled \$3,277.06 and vacated units totaled \$7,101.94 at the end of September, 2016 which brings the totaled outstanding public housing accounts receivable to \$10,379.00. Two applicants were pulled from the public housing waiting list in September; two applicants were briefed. 10 public housing inspections and 25 annual and interim re-certifications were completed in September.

Section 8:

570 vouchers were housed by September 30, 2016 with 32 voucher holders either searching for units or waiting for passed inspections. 8 portable vouchers were paid by BHA in September with 2 families waiting to Port-Out. 66 Section 8 inspections were completed in September, and the Housing Specialists completed 101 annual or interim re-certifications in September. 0 applicants were notified: none were briefed.

**ATTACHMENTS:**

September Activity Report

**Beloit Community Development Authority  
Activity Report to Board for October 2016**

**September (2016) Activity Report**

**Public Housing**

**Tenants Accounts Receivable**

<b>Outstanding Receivables – Occupied Units 09/30/16</b>	<b>\$ 3,277.06</b>
<b>Outstanding Receivables – Vacated Units 09/30/16</b>	<b>\$ 7,101.94</b>
Outstanding Receivables – Occupied Units 08/31/16	\$ 6,857.47
Outstanding Receivables – Vacated Units 08/31/16	\$ 4,687.32
<b>Total September 30, 2016 Outstanding Receivables:</b>	<b>\$ 10,379.00</b>
<b>Total August 31, 2016 Outstanding Receivables:</b>	<b>\$ 11544.79</b>
<b>Decrease of:</b>	<b>\$ 1,165.79</b>

Vacancies – 09/30/2016

<u>Total Public Housing Units</u>	131 Units
	97% Occupancy
3 Vacancies:	0 Elderly - 100% Occupancy
	3 Family - 97% Occupancy

Public Housing Inspections

15 Inspections completed. There were 5 annual inspections; there were 5 move-out inspections. There were 5 move-in inspections. There were 0 housekeeping inspections 0 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	10
Interim Recerts:	15
Notice to Vacate:	0



New Tenants:	4
Transfers:	0
Lease Terminations:	0
Possible Program Violations:	7
Evictions	0

Public Housing Briefings

Number Notified:	2
Number Briefed:	2

**Section 8 Program**

**Total Section 8 Vouchers**

598 Vouchers

September

570 under lease - 97% Occupancy  
 8 Portable Vouchers –9 Not Absorbed (5/Port-In)  
 32 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

66 inspections were completed in September. 36 were annual inspections. 14 were initial inspections, 13 were re-inspections, 0 project based inspections, and there were 3 special inspections.

Section 8 Activities

New Participants:	17	
Annual Recerts:	55	
Interim Recerts:	52	
Abatements:	5	
Movers:	9	
Possible Program Violations:	3	program violations
End of Program	0	

Section 8 Briefings

Number Notified:	0
Number Briefed:	0

**APPLICATIONS:**

Waiting List:                    104    Public Housing East  
   103    Public Housing West  
   135    Parker Bluff  
   76     Project-Based  
   319    Sec. 8

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

# REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

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**AGENDA ITEM:** 4b

**TOPIC:** September Monthly Report

**REQUESTED ACTION:** Information only – No action required

**PRESENTER:** Cathy Pollard

## **STAFF REPORT:**

Attached is the Beloit Housing Authority Financial Statement prepared by the BHA Accountant for the month ending September 30, 2016.

Through the month of September, the Low Income Public Housing (LIPH) program income was \$407,744.99 and the LIPH expenses were \$416,386.31. There was a \$8,641.32 deficit in LIPH. The Operating Reserve for LIPH was 5,156,539.00 at the 12/31/2015 FYE. At 2016 Period End the Operating Reserve is \$5,147,897.68. The actual physical LIPH Operating Reserve at 2016 Period End is \$937,897.66.

Through the month of September, the Project Based Voucher (PBV) program income was \$49,866.97 and the expenses were \$30,416.54. The PBV surplus was \$19,450.43. The PBV Operating Reserve at this Period End is \$144,786.43.

Through the month of September, Phase 1 and Phase 2 program income was \$445,597.39 and the expenses were \$348,347.40. Phase 1 and Phase 2 had a surplus of \$97,249.99. The Operating Reserve for these programs at this Period End is \$205,137.99.

Through the month of September, the Housing Choice Voucher (HCV) program income was \$2,413,361.46 and expenses were \$2,384,574.10. The HCV program had a surplus of \$22,044.74. The HCV Operating Reserve at this Period End is \$292,787.74.

Attachment;

September 2016 Financial Reports

**Consolidated 2016 Budget Report for Beloit Housing Authority - September 2016**

		YTD Actual						Annual Board Approved Budget		
Income	Approved YTD	LIPH	LIPH Grant	PBV	Phase 1 & 2	HCV	Agency Total	LIPH/LLC	HCV	Total
1 Dwelling Rental	-			48,923.00	163,163.78		212,086.78			-
2 Excess Utilities	-						-			-
3 Interest on Unrestricted Fund Investment	-	87.23			565.73	130.92	783.88			-
4 Interest on HAP Res Fund Investments	-						-			-
5 Other Income - Tenants (BHA Portion)	-			943.97	25,302.67	8,793.46	35,040.10			-
6 HAP Fraud Recovery & FSS Forfeitures	-	6,407.36			6,208.61	10,737.13	23,353.10			-
7 Other Income - Bad Debt Collections	-	13,213.56					13,213.56			-
8 Other Income - Laundry/Copy Fees/Misc	-	41,400.02			65,542.00	1,974.95	108,916.97			-
9 Other Income - Grants	-	40,807.32					40,807.32			-
10 Other Income - Sale of Asset Gain/Loss	-						-			-
11 Admin Fees Earned - HUD	-					257,114.00	257,114.00			-
12 Incoming Billable Admin Fees/Oper Sub	-				184,814.60		184,814.60			-
13 HAP Subsidy	-					2,134,611.00	2,134,611.00			-
14 Operating Subsidy	-	305,829.50					305,829.50			-
<b>Total Income</b>	-	<b>407,744.99</b>	-	<b>49,866.97</b>	<b>445,597.39</b>	<b>2,413,361.46</b>	<b>3,316,570.81</b>	-	-	-

		Approved YTD	LIPH	LIPH Grant	PBV	Phase 1 & 2	HCV	Agency Total	LIPH/LLC	HCV	Total
<b>Expenses</b>											
<b>Administrative Expenses</b>											
15 Admin Salaries	-	67,514.82			12,747.06	79,495.34	149,076.78	308,834.00			-
16 FSS Coordinator Admin Salaries	-	34,137.77						34,137.77			-
17 Admin Employee Benefits	-	25,548.62			3,690.41		61,916.63	91,155.66			-
18 FSS Coordinator Admin Benefits	-	10,414.82						10,414.82			-
19 Advertising & Marketing	-					259.60	26.30	285.90			-
20 Legal	-					1,794.38	55.00	1,849.38			-
21 Staff Training	-	1,139.71						1,139.71			-
22 Travel	-	529.57						529.57			-
23 Accounting Consultants	-	5,526.00			838.00	10,438.00	4,493.00	21,295.00			-
24 Audit Fee	-	8,708.50				18,500.00	8,708.50	35,917.00			-
25 Telephone	-	970.46					917.42	1,887.88			-
26 Postage	-	1,834.74						1,834.74			-
27 Office Supplies	-	2,087.61					1,883.32	3,970.93			-
28 Memberships & Publications	-	70.00						70.00			-
29 Bank Fees	-						1,786.86	1,786.86			-
30 Computer Maintenance	-							-			-
31 Copier Expenses	-	2,614.47					2,614.52	5,228.99			-
32 Office Equipment Maintenance	-							-			-
33 Postage Machine	-						4,481.70	4,481.70			-
34 Software Maintenance	-	245.00					255.00	500.00			-
35 Outgoing Portable Admin Fees	-							-			-
36 Sundry Administration/Compliance Fees	-	3,072.95			900.00	9,027.36	2,110.84	15,111.15			-
37 Management Improvements	-							-			-
38 Management Fees	-					13,516.35		13,516.35			-
39 Eviction & Collection Agent Fees	-						1,467.34	1,467.34			-
40 HAP Expense (net fraud recovery to HU	-						2,138,605.51	2,138,605.51			-
HAP Overfunding (Underfunding)							6,742.62				-
<b>Maintenance Expenses</b>											
41 Maintenance Salaries	-	5,017.34			4,417.81	96,686.29		106,121.44			-
42 Casual Labor - Maintenance	-							-			-
43 Maintenance Benefits	-	5,744.62			1,903.51			7,648.13			-
44 Maintenance Materials & Supplies	-	2,303.40			53.45	3,946.03		6,302.88			-
45 Plumbing Supplies	-	1,124.01						1,124.01			-
46 Locks, Locksets & Keys	-							-			-
47 Electrical Supplies	-	3,040.67						3,040.67			-
48 Painting Supplies	-	307.30						307.30			-

49	Cleaning Supplies	-	2,040.58				2,040.58			-
50	Equipment Repair Parts	-	11.98				11.98			-
51	Maintenance Contracted Services	-	10,149.25	1,003.30	18,851.22		30,003.77			-
52	Refuse Removal Services	-	5.00	475.00	3,243.56		3,723.56			-
53	Plumbing Repair Services	-		192.99			192.99			-
54	Heating/AC Repair Services	-	321.76		1,282.00		1,603.76			-
55	Electric Repair Service	-					-			-
56	Window Repair Service	-					-			-
57	Automotive Repairs/Fuel	-	1,161.00				1,161.00			-
58	Elevator Repair & Maintenance	-					-			-
59	Pest Control Services	-					-			-
60	Cable TV	-			(286.13)		(286.13)			-
61	Answering Service	-	1,090.96				1,090.96			-
62	Major Appliance Repair	-					-			-
63	Clean/Paint Units	-					-			-
	<b>Utilities Expenses</b>									
64	Water/Sewer	-	1,014.15	1,056.16	10,601.76		12,672.07			-
65	Electricity	-	4,837.26	114.98	12,939.65		17,891.89			-
66	Natural Gas	-	897.71	174.23	4,370.18		5,442.12			-
	<b>Other Operating Expenses</b>									
67	Protective Services Contract	-	21,042.08		4,455.92		25,498.00			-
68	Insurance	-	7,047.60	1,840.98	17,796.30	3,685.62	30,370.50			-
69	PILOT	-		1,008.66	13,525.20		14,533.86			-
70	Compensated Absences	-					-			-
71	Collection Losses	-			19,895.92		19,895.92			-
72	Replacement Reserves & Debt Pmt-Prior	-					-			-
73	Other General Expense/Asset Mgmt Fee	-	184,814.60		8,008.47	2,489.76	195,312.83			-
74	Casualty Losses - Non Capitalized	-					-			-
75	Capital Expenditures - Operations	-					-			-
	<b>Total Expense</b>	-	<b>416,386.31</b>	-	<b>30,416.54</b>	<b>348,347.40</b>	<b>2,384,574.10</b>	<b>3,179,724.35</b>	-	-

	LIPH	LIPH Grant	PBV	Phase 1 & 2	HCV	Agency Total	Budget LIPH	Budget HCV	Budget Total
Operating Reserve - FYE 12/31/15	5,156,539.00	-	125,336.00	107,888.00	270,743.00	5,660,506.00	#####		#####
Change in Operating Reserve FYE 12/31/16 (reserve/deficit)	(8,641.32)	-	19,450.43	97,249.99	22,044.74	130,103.84	-	-	-
Operating Reserve at end Period for 2016	5,147,897.68	-	144,786.43	205,137.99	292,787.74	5,790,609.84	#####	-	#####

**\*\*LIPH Operating Reserve includes \$4,210,000.02 of money unavailable due to tax credit revenue on paper only**

Physical Operating Reserve at end of Period for 2016	937,897.66	-	144,786.43	205,137.99	292,787.74	1,706,217.01
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<b>SECTION 8 Funding Analysis</b>	
<b>HAP</b>	
HAP Funding received from HUD YTD	2,134,611.00
Fraud Recovery/FSS Forfeitures	10,737.13
Restricted Net Asset Interest Earned	-
HAP Payments made YTD	2,138,605.51
<b>Under (Over) spending YTD</b>	<b>6,742.62</b>
HAP Reserve FYE 12/31/15 *	50,462.00
HAP Reserve Balance at end of Period for 2016	57,204.62
<b>ADMIN FEES</b>	
Administrative Funding received from HUD YTD	257,114.00
Income from other funding sources	10,899.33
Administrative Expenses YTD	245,968.59
<b>Under (Over) spending YTD</b>	<b>22,044.74</b>
Admin Fee Reserve FYE 12/31/15	314,295.00
FSS Grant Shortage at end of Period for 2016	-
Admin Fee Reserve Balance at end of Period for 2016	336,339.74

<b>FSS Grant Tracking</b>	
FSS Grant Funding received from HUD YTD	-
FSS Coordinator Expenses YTD	-
<b>Under (Over) spending YTD</b>	-
FSS Grant Reserve FYE 12/31/14	-
FSS Grant Reserve Balance at end of Period for 2015	-

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

### **AGENDA ITEM: 4c**

#### **TOPIC: Resolution No. 2016-21:**

Approval of the Beloit Housing Authority (BHA)  
2017 Annual Public Housing Authority (PHA) Plan

**REQUESTED ACTION:** Approval of Resolution No. 2015-21

**PRESENTER:** Cathy Pollard

#### **STAFF REPORT:**

HUD requires all housing authorities to submit an annual PHA Plan. The Plan details how Capital Fund Program dollars will be utilized in the next year. All open grants must be included in the Plan.

Open CFP grants at this time are 2013, 2014, 2015 and 2016. The monies in these grants have been designated in the plan to cover gutters for Public Housing units, security cameras for the Parker Bluff building paving of the parking lot at 210 Portland, windows for the Administration building and sidewalk repair.

#### **STAFF RECOMENDATION:**

Staff recommends approval of Resolution

#### **2016-21 ATTACHMENTS:**

Resolution No. 2016-  
21. 2017 Annual Plan

**RESOLUTION NO. 2016-21**

**APPROVAL OF THE BELOIT HOUSING AUTHORITY (BHA)  
2017 ANNUAL PUBLIC HOUSING AUTHORITY (PHA) PLAN**

**WHEREAS,** the Beloit Housing Authority (BHA) is required to submit a Public Housing Authority (PHA) Annual Plan to HUD outlining the programs that will be operated by the Housing Authority in the coming fiscal year(s); and

**WHEREAS,** the Beloit Housing Authority has prepared this Plan, published a notice, held a Public Hearing, and had the Plan available for Public comment for 30 days as HUD requires; and

**THEREFORE BE IT RESOLVED** that the Beloit Housing Authority through the Community Development Authority Board of Commissioners resolve to approve the 2017 Annual Public Housing Authority Plan;

**NOW BE IT FURTHER RESOLVED** that the Chairperson is hereby authorized to sign the HUD required forms approving the Plan on behalf of the Beloit Housing Authority.

Adopted this 26th day of October, 2016

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Loretta Evans, Chairperson  
Community Development Authority

ATTEST:

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Julie Christensen, CDA Executive Director

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
2	<p> <b>PHA Name:</b> <u>Beloit Community Development Authority</u> <b>PHA Code:</b> <u>WI064</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2017</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>131</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>598</u> <b>Total Combined Units/Vouchers</b> <u>729</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p>           The plan can be reviewed at the following locations:            Beloit Housing Authority 210 Portland Ave., Beloit WI 53511            Beloit Library 605 Eclipse Blvd., Beloit, WI 53511            Beloit City Hall 100 State St., Beloit, WI 53511         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											



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**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Y                                   | N                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Financial Resources.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Rent Determination.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Operation and Management.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Grievance Procedures.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homeownership Programs.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Safety and Crime Prevention.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pet Policy.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Asset Management.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Substantial Deviation.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Significant Amendment/Modification   |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

1. Statement of Housing Needs. BHA continues to struggle with the Wait Lists for four and five bedroom units. Marketing and advertisements have gone out in all local papers to increase Wait List numbers. Staff members have attended outreach seminars and performed speaking engagements to increase numbers. At this time the greatest need is for two and three bedroom units. There are approximately 580 families on the HCV Wait list and 357 on the Public Housing Wait List.

2. The CDA is currently utilizing the same financial resources. These numbers are annual averages based on averages from previous years: Capital Fund \$230,000.00, Operating Subsidy \$372,000.00, HCV Admin Fees \$324,000.00, HCV HAP \$2,784,000.00, FSS \$69,000.00 and Tenant Rents \$273,335.00.

3. New security cameras have been installed at the Parker Bluff site. This includes the 41 unit building and the nine townhomes on that property. The CDA continues to work with the local Domestic Violence shelter and Transitional Living Programs to provide safe and secure housing for victims of domestic violence. There is a preference for victims living in the Domestic Violence shelter. All issues regarding domestic violence are subject to VAWA rules before disciplinary measures are conducted. During 2015 and thus far into 2016 , there have been no special provisions requested under VAWA.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Attachment 1: Deconcentration Policy

<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <ol style="list-style-type: none"> <li>1. There should be evidence that the adjusting journal entries and supporting documentation of the CDA have been reviewed and approved by an appropriate person who is not the original preparer. BHA had Hawkins and Ash CPA completing adjusting journal entries due to not having an on staff Accountant for some months. Betty Theil completed the entries and they were reviewed by Hawkins Ash staff.</li> <li>2. The City did not have a process to review actual wages in comparison to estimated wages charged to the program. BHA staff started collecting data May of 2015 to do an annual comparison before beginning the 2017 Budget process. The audit was conducted before the data collection end date.</li> <li>3. During the testing off the program, it was documented 9 of the 40 files tested had no documentation of Rent reasonableness determination.</li> <li>4. During testing of the HCV program, 3 of the 40 files selected had utility allowance calculations which did not match the allowance listed on the Form 50058.</li> </ol>
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>The PHA has continued to provide safe, affordable housing to participants in the Beloit, WI area. The PHA has utilized Capital Funds to upgrade the security system at the Parker Bluff complex, to install gutters and downspouts at five family neighborhood sites and to replace appliances as needed in the public housing units. The PHA has also use funds to pay off debt service acquired when doing new construction and rehabilitation in the public housing stock.</b></p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y    N    N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  The most recently approved 5-year Action Plan is dated December 30, 2015. This Plan includes upgrading Security measures, installing gutter and downspouts, repair of sidewalks and driveway approaches, landscaping and some roof repairs.</p>

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Julie Christiansen, the CDA Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Beloit Community Development Authority d.b.a. Beloit Housing Authority (BHA)  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of


Impediments (AI) to Fair Housing Choice of the City of Beloit  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Beloit Housing Authority (BHA) will work with Neighborhood Housing Services (NHS) to provide homeownership opportunities for its residents. The BHA will work with community partners to provide volunteer opportunities for BHA residents and applicants, which exposes the extremely low-income, low-income, and moderate-income households to opportunities to increase their job training skills, people skills, and self-sufficiency. The BHA will encourage extremely low-income, low-income, and moderate-income families to utilize the least restrictive housing opportunities available to them. They have a choice of programs that include public housing, Section 8 rental assistance, Section 8 homeownership, and Family Self-Sufficiency.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Julie Christensen	CDA Executive Director
Signature	Date
	10/13/2016

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2017 5-Year and/or 2017 Annual PHA Plan for the PHA fiscal year beginning 2017/01/2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

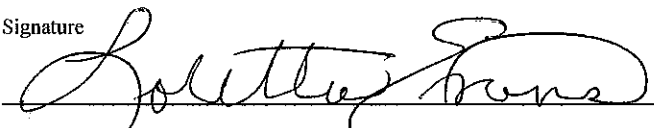
Beloit Community Development Authority  
PHA Name

WI064  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2017

5-Year PHA Plan for Fiscal Years 2016 - 2020

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Loretta Evans	CDA Chairperson
Signature	Date
	10/14/2016

## **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

### ***Steps for Implementation [24 CFR 903.2(c)(1)]***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

#### BHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis. The PHA will strive to make sure higher income residents are included in each of its neighborhood family sites.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

#### BHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

#### BHA Policy

BHA will analyze incomes to determine those outside EIR and resident lease-ups adjust to assure developments are consistent with the goals of the PHA.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.





CITY HALL • 100 STATE STREET • BELOIT, WI 53511

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

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**AGENDA ITEM:** 5a

**TOPIC:** Resolution 2016-22 Authorizing CDA to Acquire 206 Eighth

**REQUESTED ACTION:** Approval of Resolution 2016-22

**PRESENTER:** Scott Schneider

### **STAFF REPORT:**

The Neighborhood Stabilization Program (NSP) is authorized under Title III of Division B of the Housing and Economic Recovery Act (HERA), 2008 for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The City of Beloit originally received \$772,111 of these NSP grant funds to be utilized in Beloit's neighborhoods most affected by foreclosures. These funds have continually been used to buy foreclosed houses and either rehabilitate and resell them or demolish them. The funds received from sale of those properties revolve back into the program to continue the program.

The City Council has delegated the authority to implement the NSP program to the Community Development Authority (CDA). The City of Beloit acquired the property located 206 Eighth Street from Rock County for \$12,202 via the tax foreclosure process. In order to use NSP funds, the property needs to be transferred to the CDA. To acquire the property from the City, the costs are \$1.00.

This is a 1.5 story, single family, three bedroom residential structure located on the edge of the City's targeted neighborhood, that will be rehabilitated. NSP1 funds will also be used for the future rehabilitation and regular property maintenance costs for the property.

### **STAFF RECOMENDATION:**

Staff recommends that the Community Development Authority approve Resolution 2016-22, Authorizing the CDA to Acquire 206 Eighth Street from the City of Beloit.

### **ATTACHMENTS:**

Location Map; Photo; and Resolution 2016-22

**RESOLUTION 2016-22**

**APPROVING THE PURCHASE OF 206 EIGHTH STREET  
FROM THE CITY OF БЕЛОIT**

**WHEREAS**, the City of Beloit has received \$772,111 for the Neighborhood Stabilization Program (NSP) under Title III of Division B of the Housing and Economic Recovery Act (HERA), 2008 for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties; and

**WHEREAS**, the City Council has established a strategic goal to promote quality housing in all neighborhoods; and

**WHEREAS**, 206 Eighth Street is a property located in a designated program census tract and was purchased by the City of Beloit from Rock County as a property tax foreclosure; and

**WHEREAS**, the rehabilitation of 206 Eighth Street will be funded with NSP1 funds, and the City Council has delegated the oversight and implementation of the NSP program to the Community Development Authority (CDA) and therefore the CDA must be the owner of 206 Eighth Street.

**NOW THEREFORE BE IT RESOLVED**, that the CDA agrees to purchase 206 Eighth Street from the City of Beloit, in an amount not to exceed \$1.00 and authorizes the Executive Director of the CDA to complete all paperwork required for the transfer of ownership, and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the amount of \$1.00 be, and hereby is, funded with NSP1 funds.

Adopted this 26<sup>th</sup> day of October, 2016

---

Loretta Evans, CDA Chairperson

ATTEST:

---

Julie Christensen, Executive Director

# Location Map - 206 Eighth Street

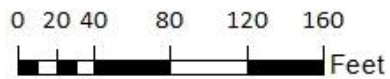


Photo of 206 Eighth Street

