



PUBLIC NOTICE & AGENDA
BELOIT COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, April 24, 2024

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
 - 2.a. Consideration of the minutes of the February 28, 2024 Community Development Authority meeting
[Attachment](#)
3. PUBLIC COMMENT
4. BELOIT HOUSING AUTHORITY
 - 4.a. Presentation of the February Activity Report (Cole)
[Attachment](#)
 - 4.b. Presentation of the March Activity Report (Cole)
[Attachment](#)
 - 4.c. Presentation of the December 2023 Financial Report (Cole)
[Attachment](#)
 - 4.d. Presentation of the January-February Financial Report (Cole)
[Attachment](#)
 - 4.e. Consideration of Resolution 2024-02 Approving Beloit Housing Authority's Public Housing Write Offs (Cole)
[Attachment](#)
 - 4.f. Consideration of Resolution 2024-04 Awarding Contract for Roof Replacement at Phase 1 Public Housing Sites (Cole)
[Attachment](#)
5. COMMUNITY AND HOUSING SERVICES
 - 5.a. 2023 Consolidated Annual Performance Report (CAPER) Presentation (McBride)
[Attachment](#)
 - 5.b. Consideration of Resolution 2024-03 recommending the award of Home Investment Partnership Program (HOME) funds for New Construction Projects (Christensen)
[Attachment](#)

6. SUCH OTHER MATTERS AS AUTHORIZED BY LAW

No business to discuss.

7. 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
COMMUNITY DEVELOPMENT AUTHORITY
City Hall Forum - 100 State Street, Beloit, WI 53511
4:30 PM
Wednesday, February 28, 2024

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, February 28, 2024 in the Forum of Beloit City Hall, 100 State Street.

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order by Vice Chairperson Jasmine Hartke at 4:31 p.m. Councilor Forbeck, Commissioner Rodriguez and Commissioner Bullock were present. Councilor Leavy was present by phone, arriving in person at 4:46 p.m., Chairperson Gorman was absent.

2. ELECTION OFFICERS

2.a. Election of Chairperson

Vice-Chairperson Hartke opened the nominations for Chairperson. Commissioner Bullock nominated herself for Chairperson. No other nominations were made. Vote approved by acclamation.

2.b. Election of Vice-Chairperson

Chairperson Bullock opened the nominations for Vice-Chairperson. Commissioner Hartke nominated herself for Vice-Chairperson. No other nominations were made. Vote approved by acclamation.

3. MINUTES

3.a. Consideration of the minutes of the December 20, 2023 Community Development Authority meeting

Motion was made by Councilor Forbeck to approve the minutes and seconded by Vice-Chairperson Hartke. Motion was approved, voice vote (5-0).

4. PUBLIC COMMENT

There were no public comments.

5. BELOIT HOUSING AUTHORITY

5.a. Presentation of the December 2023 Activity Report

The December Activity Report was presented by Clinton Cole, Director of the Beloit Housing Authority. Councilor Forbeck asked if there are inspections associated with the Section 8 program. Clint stated that all participants have an initial inspection prior to move-in, an annual inspection, and may request a special inspection to allow the BHA Inspector to identify specific concerns.

Councilor Leavy asked if the Section 8 landlords are responsive and make repairs within the allowable timeframes. Clint stated that the majority are very responsive. Councilor Leavy also asked if we see repeat deficiencies and noncompliance with the same landlords. Clint stated that there are a handful of landlords that are less compliant than the majority of landlords, but the BHA works with them to ensure that repairs are made in accordance with HUD guidelines. Generally, the landlords have 30 days to make any repairs, or the unit is abated and their Housing Assistance Payment would be held. Councilor Leavy asked if Clint could provide the Board a listing of noncompliant landlords. Clint stated he would check with HUD and get back to the Board.

5.b. Presentation of the January 2024 Activity Report

The January Activity Report was presented by Clinton Cole, Director of the Beloit Housing Authority.

5.c. Presentation of the October 2023 Financial Report

The September Financial Report was presented by Clinton Cole, Director of the Beloit Housing Authority. Councilor Forbeck asked about the operational expenses at 240 Portland Avenue. Clint stated the operational expenses are primarily the utilities for the unit. Clint also stated that he is working with HUD to decide what may be done with the unit moving forward, hopefully affordable housing in some form.

Councilor Leavy questioned the Fee Accountant charges, and whether those duties can be performed by BHA staff. Clint stated that BHA's Fee Accountant provides oversight to BHA's finances, and they perform specialized duties such as the calculation of the Public Housing operating subsidy. Julie added that the separation of these duties is a form of internal control that is mandated by HUD and the auditors.

5.d. Presentation of the November 2023 Financial Report

The September Financial Report was presented by Clinton Cole, Director of the Beloit Housing Authority

5.e. Consideration of Resolution 2024-01, Approving Beloit Housing Authority's Fiscal Year 2023 Section Eight Management Assessment Program (SEMAP) Submission

The staff report and Resolution 2024-01 were presented by Clinton Cole, Director of the Beloit Housing Authority. Motion to approve was made by Councilor Forbeck, seconded by Councilor Leavy. Motion was approved, voice vote (5-0).

6. COMMUNITY AND HOUSING SERVICES

There was no business to discuss.

7. SUCH OTHER MATTERS AS AUTHORIZED BY LAW

Councilor Leavy requested to have BHA staff attend a future CDA meeting to describe their job duties and answer any questions the Commissioners may have. Councilor Forbeck asked

whether BHA could share its waiting list with the new affordable housing developments coming to the city. Clint stated that the BHA is unable to share applicant information due to the protection of privacy; however, the BHA maintains a resource listing and the new developments would be added to that list.

8. ADJOURNMENT

Motion was made by Chairperson Bullock, seconded by Councilor Forbeck to adjourn the meeting at 4:56 p.m. Motion was approved, voice vote (5-0).

Michelle Bullock, Chairperson

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|--------------------------|------------------|--------------------------|
| Agenda Number: | 4a | | |
| Topic: | February Activity Report | | |
| Date: | April 24, 2024 | | |
| Presenter: | Clinton Cole | Division: | Beloit Housing Authority |

Overview/Background Information

The Housing Authority provides monthly activity reports 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 20 interim certifications were completed. 17 public housing inspections were conducted.

Housing Choice Voucher (Section 8):

456 vouchers were housed on February 29, 2024, and four port-in vouchers were administered. The Housing Specialists completed 34 annual and 25 interim recertifications during this reporting period. 59 Housing Quality Standards (HQS) inspections were completed. Of these inspections, 20 units failed and will be reinspected when the identified deficiencies have been corrected.

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 Enhanced Communications and Community Engagement, while maintaining a Positive Image

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs.

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

February 2024 Activity Report

**Beloit Community Development Authority
Activity Report to Board for February 2024**

PUBLIC HOUSING

| | | |
|----------------------------|-----------|----------------|
| Total Public Housing Units | 131 Units | |
| Occupied on 2/29/2024 | 131 Units | 100% Occupancy |
| Vacancies on 2/29/2024 | 0 Units | 0% Vacancy |
| | | |
| Vacancies by Type | | |
| Elderly | 0 Units | 100% Occupancy |
| Family | 0 Units | 100% Occupancy |

Public Housing Inspections

15 annual inspections and two reinspections were completed during this reporting period.

Public Housing Activities

| | |
|--|----|
| Annual Recertifications | 13 |
| Interim Recertifications | 20 |
| Tenant notices to Vacate *Not due to eviction | 0 |
| New Tenants | 0 |
| Transfers | 0 |
| Lease Terminations | 0 |
| Possible Program Violations | 1 |
| Evictions | 0 |

Public Housing Briefings

| | |
|-----------------|---|
| Number Notified | 0 |
| Number Briefed | 0 |

Section 8 Program

| | |
|---------------------------------|--------------|
| Total Under Lease on 2/29/2024 | 456 Vouchers |
| Total Portable Vouchers Paid | 2 Vouchers |
| Total Port Out* | 2 Vouchers |
| Total Port In* | 4 Vouchers |
| February HCV HAP Funds Received | \$274,997 |
| February HCV HAP Funds Expended | \$292,973 |
| Current Per Unit Cost (PUC) | \$642 |

* 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 41 annual inspections, 10 reinspections, and eight initial inspections during this reporting period.

Section 8 Activities

| | |
|-----------------------------|----|
| New Participants | 1 |
| Annual Recertifications | 34 |
| Interim Recertifications | 25 |
| Abatements | 1 |
| Unit Transfers | 3 |
| Possible Program Violations | 1 |
| End of Program | 2 |
| Port Ins | 1 |
| Port Outs | 0 |

Section 8 Briefings

| | |
|--------------------------------|---|
| Number Notified | 0 |
| Number Briefed/Vouchers Issued | 0 |

APPLICATIONS ON WAITING LIST

| | |
|---------------------|-----|
| Public Housing East | 127 |
| Public Housing West | 127 |
| Parker Bluff | 291 |
| Section 8 Program | 397 |

Family Self-Sufficiency Participants

Section 8 – 17

Public Housing – 12

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|-----------------------|------------------|--------------------------|
| Agenda Number: | 4b | | |
| Topic: | March Activity Report | | |
| Date: | April 24, 2024 | | |
| Presenter: | Clinton Cole | Division: | Beloit Housing Authority |

Overview/Background Information

The Housing Authority provides monthly activity reports to the Community Development Authority. This report is for information only.

Key Issues

Public Housing:
At the end of this reporting period, there was one public housing vacancy. 12 annual and three interim certifications were completed. 18 public housing inspections were conducted.

Housing Choice Voucher (Section 8):
449 vouchers were housed on March 31, 2024, and four port-in vouchers were administered. The Housing Specialists completed 24 annual and 23 interim recertifications during this reporting period. 41 Housing Quality Standards (HQS) inspections were completed. Of these inspections, nine units failed and will be reinspected when the identified deficiencies have been corrected.

On March 19th, HUD informed BHA that our agency received a score of 96% on our most recent Public Housing Assessment System (PHAS) submission. PHAS, is the system that HUD uses to assess a PHA's performance in managing its low-rent public housing programs. With this score, HUD has designated BHA as a High-Performing Public Housing agency. The HUD PHAS score report is attached.

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 Enhanced Communications and Community Engagement, while maintaining a Positive Image

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **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 2024 Activity Report, HUD PHAS Score Report

**Beloit Community Development Authority
Activity Report to Board for March 2024**

PUBLIC HOUSING

| | | |
|----------------------------|-----------|----------------|
| Total Public Housing Units | 131 Units | |
| Occupied on 3/31/2024 | 130 Units | 99% Occupancy |
| Vacancies on 3/31/2024 | 1 Unit | 1% Vacancy |
| | | |
| Vacancies by Type | | |
| Elderly | 0 Units | 100% Occupancy |
| Family | 1 Unit | 99% Occupancy |

Public Housing Inspections

18 annual inspections and one reinspection were completed during this reporting period.

Public Housing Activities

| | |
|--|----|
| Annual Recertifications | 12 |
| Interim Recertifications | 3 |
| Tenant notices to Vacate *Not due to eviction | 2 |
| 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 Under Lease on 3/31/2024 | 449 Vouchers |
| Total Portable Vouchers Paid | 2 Vouchers |
| Total Port Out* | 2 Vouchers |
| Total Port In* | 4 Vouchers |
| March HCV HAP Funds Received | \$271,540 |
| March HCV HAP Funds Expended | \$288,465 |
| Current Per Unit Cost (PUC) | \$642 |

* 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 24 annual inspections, 15 reinspections, and two initial inspections during this reporting period.

Section 8 Activities

| | |
|-----------------------------|----|
| New Participants | 0 |
| Annual Recertifications | 24 |
| Interim Recertifications | 23 |
| Abatements | 0 |
| Unit Transfers | 2 |
| Possible Program Violations | 2 |
| End of Program | 5 |
| Port Ins | 1 |
| Port Outs | 0 |

Section 8 Briefings

| | |
|--------------------------------|---|
| Number Notified | 0 |
| Number Briefed/Vouchers Issued | 0 |

APPLICATIONS ON WAITING LIST

| | |
|---------------------|-----|
| Public Housing East | 94 |
| Public Housing West | 95 |
| Parker Bluff | 218 |
| Section 8 Program | 311 |

Family Self-Sufficiency Participants

Section 8 – 17

Public Housing – 12



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 03/11/2024

| | |
|------------------|--------------------------|
| PHA Code: | WI064 |
| PHA Name: | Beloit Housing Authority |
| Fiscal Year End: | 12/31/2022 |

| PHAS Indicators | Score | Maximum Score |
|----------------------------|-----------------------|---------------|
| Physical | 76 | 80 |
| Financial | MXF | Excluded |
| Management | MXF | Excluded |
| Capital Fund | 20 | 20 |
| Late Penalty Points | 0 | |
| PHAS Total Score | 96 | 100 |
| Designation Status: | High Performer | |

Published 03/11/2024

Initial published 03/11/2024

| Financial Score Details | Score | Maximum Score |
|--|-------|---------------|
| Audited/Single Audit | | |
| 1. FASS Score before deductions | N/A | N/A |
| 2. Audit Penalties | | |
| Total Financial Score Unrounded (FASS Score - Audit) | N/A | N/A |

| Capital Fund Score Details | Score | Maximum Score |
|--|-------|---------------|
| Timeliness of Fund Obligation: | | |
| 1. Timeliness of Fund Obligation % | 90.00 | |
| 2. Timeliness of Fund Obligation Points | 5 | 5 |
| Occupancy Rate: | | |
| 3. Occupancy Rate % | 96.95 | |
| 4. Occupancy Rate Points | 5 | 5 |
| Total Capital Fund Score (Fund Obligation + Occupancy Rate): | 10 | 10 |

Notes:

- The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|--------------------------------|------------------|--------------------------|
| Agenda Number: | 4c | | |
| Topic: | December 2023 Financial Report | | |
| Date: | April 24, 2024 | | |
| Presenter: | Clinton Cole | Division: | 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 as of December 31, 2023.

At the end of this reporting period, the Low-Income Public Housing (LIPH) program income was \$607,199.57 and the LIPH expenses were \$505,206.55. There was a surplus of \$101,993.02 in LIPH.

At the end of this reporting period, inflows of revenue from LIPH Grants total \$446,784.53 and related grant expenses total \$446,784.53.

At the end of this reporting period, the Project Based Voucher (PBV) program income was \$0.00 and the expenses were \$1,832.44. The PBV had a deficit of \$1,832.44. The deficit is the result of the program ceasing operations. Operational expenses will continue to be incurred until a decision is made regarding the property at 240 Portland Avenue.

At the end of this reporting period, Phase 1 program income was \$361,873.51 and the expenses were \$309,118.58. Phase 1 had a surplus of \$52,754.93. Of this surplus, \$5.28 is the Housing Authority's portion.

At the end of this reporting period, Phase 2 program income was \$407,624.88 and the expenses were \$361,936.17. Phase 2 had a surplus of \$45,688.71. Of this surplus, \$4.57 is the Housing Authority's portion.

At the end of this reporting period, the Housing Choice Voucher (HCV) program income was \$3,541,452.29 and expenses were \$3,523,886.29. The HCV program had a surplus of \$17,566.00.

Debts owed BHA collected through December 2023: Total \$8,751.07
TRIP Program: \$8,178.07 Repayments: \$573.00

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 Enhance Communications and Community Engagement, while maintaining a Positive Image

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **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

December 2023 Financial Report

Consolidated 2023 Budget Report for LIPH/PBV - As of December 31, 2023

| | 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 | 50.00 | 1,137.56 | | | | 50.00 | | 50.00 |
| 4 Income - Transfer In from Other Funds | - | | | | | - | | - |
| 5 Other Income - Tenants | - | | | | | - | | - |
| 6 HAP Fraud Recovery & FSS Forfeitures | - | 370.00 | | | | 370.00 | | - |
| 7 Other Income - Bad Debt Collections | 3,000.00 | 121.80 | | | | 3,000.00 | | 3,000.00 |
| 8 Other Income - Laundry/Copy Fees/Misc | 28,000.00 | 365.05 | | | | 28,000.00 | | 28,000.00 |
| 9 Other Income - CFP/Operations Money | 300,000.00 | 99,187.00 | 374,092.11 | | | 473,279.11 | 300,000.00 | 300,000.00 |
| 10 Other Income - Sale of Asset Gain/Loss | - | | | | | - | | - |
| 11 Admin Fees Earned - HUD | - | | | | | - | | - |
| 12 Incoming Billable Admin Fees/Oper Sub | 21,567.76 | 24,675.16 | | | | 24,675.16 | 21,567.76 | 21,567.76 |
| 13 ROSS/FSS Grant | 101,930.86 | | 72,692.42 | | | 72,692.42 | 101,930.86 | 101,930.86 |
| 14 HAP Subsidy | - | | | | | - | | - |
| 15 Operating Subsidy | 444,430.00 | 481,343.00 | | | | 481,343.00 | 444,430.00 | 444,430.00 |
| Total Income | 898,978.62 | 607,199.57 | 446,784.53 | - | | 1,053,984.10 | 898,978.62 | 898,978.62 |
| Expenses | Approved YTD | LIPH | LIPH Grant | PBV | Total | LIPH/PBV | Total | |
| Administrative Expenses | | | | | | | | |
| 16 Admin Salaries | 77,182.34 | 77,876.46 | | | | 77,182.34 | | 77,182.34 |
| 17 ROSS/FSS Coordinator Admin Salaries | 84,475.20 | | 52,989.96 | | | 84,475.20 | | 84,475.20 |
| 18 Admin Employee Benefits | 38,993.44 | 33,180.21 | | | | 38,993.44 | | 38,993.44 |
| 19 ROSS/FSS Coordinator Admin Benefits | 17,305.66 | | 19,702.46 | | | 17,305.66 | | 17,305.66 |
| 20 Advertising & Marketing | 50.00 | 46.12 | | | | 50.00 | | 50.00 |
| 21 Legal | 100.00 | | | | | 100.00 | | 100.00 |
| 22 Staff Training | 2,500.00 | | 4,630.54 | | | 2,500.00 | | 2,500.00 |
| 23 Travel | 200.00 | 413.69 | | | | 200.00 | | 200.00 |
| 24 Accounting Consultants | 7,250.00 | 4,093.00 | | 1,142.00 | | 7,250.00 | | 7,250.00 |
| 25 Audit Fee | 11,440.00 | 12,155.00 | | | | 11,440.00 | | 11,440.00 |
| 26 Telephone | 1,400.00 | 1,832.33 | | | | 1,400.00 | | 1,400.00 |
| 27 Postage | 3,750.00 | 4,528.81 | | | | 3,750.00 | | 3,750.00 |
| 28 Office Supplies | 400.00 | 649.37 | | | | 400.00 | | 400.00 |
| 29 Memberships & Publications | 2,048.00 | 682.22 | | | | 2,048.00 | | 2,048.00 |
| 30 Bank Fees | - | 140.00 | | | | - | | - |
| 31 Computer Maintenance | - | | | | | - | | - |
| 32 Copier Expenses | 2,500.00 | 2,882.37 | | | | 2,500.00 | | 2,500.00 |
| 33 Office Equipment Maintenance | - | | | | | - | | - |
| 34 Postage Machine | - | | | | | - | | - |
| 35 Software Maintenance | 4,000.00 | 4,226.22 | | | | 4,000.00 | | 4,000.00 |
| 36 Outgoing Portable Admin Fees | - | | | | | - | | - |
| 37 Sundry Administration/Compliance Fees | 700.00 | 2,507.67 | | | | 700.00 | | 700.00 |
| 38 Port-In HAP Expense | - | | | | | - | | - |
| 39 Management Fees | - | | | | | - | | - |
| 40 Eviction & Collection Agent Fees | - | | | | | - | | - |
| 41 HAP Expense (net fraud recovery to HUD) | - | | | | | - | | - |
| HAP Overfunding (Underfunding) | - | | | | | - | | - |

| | | | | | | | | | |
|----|---------------------------------------|-------------------|-------------------|-------------------|-----------------|-------------------|------------|---|------------|
| | Maintenance Expenses | - | | | | | | | |
| 42 | Maintenance Salaries | 3,000.00 | | | | - | 3,000.00 | | 3,000.00 |
| 43 | Casual Labor - Maintenance | - | | | | - | | | - |
| 44 | Maintenance Benefits | 1,000.00 | | | | - | 1,000.00 | | 1,000.00 |
| 45 | Maintenance Materials & Supplies | 500.00 | 23.80 | | | 23.80 | 500.00 | | 500.00 |
| 46 | Plumbing Supplies | - | 26.47 | | | 26.47 | | | - |
| 47 | Locks, Locksets & Keys | - | | | | - | | | - |
| 48 | Electrical Supplies | - | | | | - | | | - |
| 49 | Painting Supplies | - | | | | - | | | - |
| 50 | Cleaning Supplies | 200.00 | 530.76 | | | 530.76 | 200.00 | | 200.00 |
| 51 | Equipment Repair Parts | - | | | | - | | | - |
| 52 | Maintenance Contracted Services | 1,500.00 | 221.50 | | | 221.50 | 1,500.00 | | 1,500.00 |
| 53 | Refuse Removal Services | 100.00 | | 192.48 | | 192.48 | 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 | 100.00 | 82.00 | | | 82.00 | 100.00 | | 100.00 |
| 59 | Elevator Repair & Maintenance | 1,500.00 | 1,674.34 | | | 1,674.34 | 1,500.00 | | 1,500.00 |
| 60 | Pest Control Services | - | | | | - | | | - |
| 61 | Cable TV | - | | | | - | | | - |
| 62 | Answering Service | 3,200.00 | 5,372.15 | | | 5,372.15 | 3,200.00 | | 3,200.00 |
| 63 | Misc Contracts | - | | | | - | | | - |
| 64 | Clean/Paint Units | - | | | | - | | | - |
| | Utilities Expenses | - | | | | | | | |
| 65 | Water/Sewer | 1,600.00 | 1,939.47 | 99.00 | | 2,038.47 | 1,600.00 | | 1,600.00 |
| 66 | Electricity | 5,500.00 | 7,642.03 | 190.36 | | 7,832.39 | 5,500.00 | | 5,500.00 |
| 67 | Natural Gas | 2,500.00 | 2,356.91 | | | 2,356.91 | 2,500.00 | | 2,500.00 |
| | Other Operating Expenses | - | | | | | | | |
| 68 | Protective Services Contract | 2,000.00 | 2,124.14 | | | 2,124.14 | 2,000.00 | | 2,000.00 |
| 69 | Insurance | 17,150.82 | 16,714.95 | 208.60 | | 16,923.55 | 17,150.82 | | 17,150.82 |
| 70 | PILOT | - | | | | - | | | - |
| 71 | Compensated Absences | - | 12,884.58 | | | 12,884.58 | | | - |
| 72 | Collection Losses | - | | | | - | | | - |
| 73 | Replacement Reserves & Debt Pmt-Princ | - | | | | - | | | - |
| 74 | Other General Expense/Asset Mgmt Fees | 273,426.60 | 308,399.98 | | | 308,399.98 | 273,426.60 | | 273,426.60 |
| 75 | Casualty Losses - Non Capitalized | - | | | | - | | | - |
| 76 | Capital/Operations Expenditures | 193,500.00 | | 369,461.57 | | 369,461.57 | 193,500.00 | | 193,500.00 |
| 77 | Transfer In / Out | - | | | | - | | | - |
| | Total Expense | 761,072.06 | 505,206.55 | 446,784.53 | 1,832.44 | 953,823.52 | 761,072.06 | - | 761,072.06 |

Net Income/(Loss):

| | | | |
|------------|---|------------|------------|
| 101,993.02 | - | (1,832.44) | 100,160.58 |
|------------|---|------------|------------|

Cash Flow Statement
Beloit Housing Authority
LIPH/PBV
As of 12/31/2023

| | BHA YTD Actual | LIPH Grants Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|--------------------------------|-------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Income | | | | | |
| Dwelling Rent/Utilities | - | | - | | - |
| Interest on Investments | 1,137.56 | | 50.00 | 0.00% | 1,087.56 |
| Other Income | 856.85 | 374,092.11 | 331,000.00 | 113.28% | 43,948.96 |
| HUD Admin Fees | | | - | | - |
| HUD Grants/Subsidies | 605,205.16 | 72,692.42 | 567,928.62 | 119.36% | 109,968.96 |
| Total Income | 607,199.57 | 446,784.53 | 898,978.62 | | 155,005.48 |
| Expenses | | | | | |
| Administrative | | | | | |
| Salaries/Benefits | 111,056.67 | 72,692.42 | 217,956.64 | 84.31% | 34,207.55 |
| Office Expenses | 28,190.21 | 4,630.54 | 33,838.00 | 96.99% | 1,017.25 |
| Office Contracted Services | 7,108.59 | | 6,500.00 | 109.36% | (608.59) |
| Oper Sub Transfer/Mgmt Fee Pd | | | - | | - |
| Housing Assistance Pmts | | | - | | - |
| HAP Payments Port In | | | | | |
| Maintenance | | | | | |
| Salaries/Benefits | - | | - | | - |
| Materials & Supplies | 581.03 | - | 700.00 | 83.00% | 118.97 |
| Maintenance Contracts | 7,542.47 | | 6,400.00 | 117.85% | (1,142.47) |
| Utilities | 12,227.77 | | 9,600.00 | 127.37% | (2,627.77) |
| Other Operating | | | | | |
| Protective Services | 2,124.14 | | 2,000.00 | 106.21% | (124.14) |
| Insurance | 16,923.55 | | 17,150.82 | 98.67% | 227.27 |
| PILOT | - | | - | 0.00% | - |
| Other Operating Expenses | 321,284.56 | 369,461.57 | 466,926.60 | 147.93% | (223,819.53) |
| Total Expenses | 507,038.99 | 446,784.53 | 761,072.06 | | (192,751.46) |
| Net Admin Income (Loss) | 100,160.58 | - | | | |
| Net HAP Income (Loss) | | | | | |
| Total YTD Income (Loss) | 100,160.58 | - | | | |

Consolidated 2023 Budget Report for Phase 1 - As of December 31, 2023

| | | YTD Actual | | | Annual Board Approved Budget | |
|---|-------------------|-------------------|-------------------|------------|------------------------------|------------|
| Income | Approved YTD | Phase 1 | Phase 1 Total | Phase 1 | | Total |
| 1 Dwelling Rental | 118,000.00 | 159,333.21 | 159,333.21 | 118,000.00 | | 118,000.00 |
| 2 Excess Utilities | - | | - | | | - |
| 3 Interest on Unrestricted Fund Investments | 200.00 | 3,696.88 | 3,696.88 | 200.00 | | 200.00 |
| 4 Income - Transfer In from Other Funds | 27,801.71 | 27,801.71 | 27,801.71 | 27,801.71 | | 27,801.71 |
| 5 Other Income - Tenants | 23,151.88 | 17,496.19 | 17,496.19 | 23,151.88 | | 23,151.88 |
| 6 HAP Fraud Recovery & FSS Forfeitures | - | | - | | | - |
| 7 Other Income - Bad Debt Collections | 5,000.00 | 3,718.30 | 3,718.30 | 5,000.00 | | 5,000.00 |
| 8 Other Income - Laundry/Copy Fees/Misc | - | 41.85 | 41.85 | | | - |
| 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 | 133,926.60 | 149,785.37 | 149,785.37 | 133,926.60 | | 133,926.60 |
| 13 ROSS/CFP Grant | - | | - | | | - |
| 14 HAP Subsidy | - | | - | | | - |
| 15 Operating Subsidy | - | | - | | | - |
| Total Income | 308,080.19 | 361,873.51 | 361,873.51 | 308,080.19 | | 308,080.19 |

| | | Approved YTD | Phase 1 | Phase 1 Total | Phase 1 | | Total |
|---|-----------|--------------|-----------|---------------|---------|-----------|-------|
| Expenses | | | | | | | |
| Administrative Expenses | | | | | | | |
| 16 Admin Payroll Expenses | 79,524.27 | 83,405.39 | 83,405.39 | 79,524.27 | | 79,524.27 | |
| 17 FSS Coordinator Admin Salaries | - | | - | | | - | |
| 18 FSS Coordinator Admin Benefits | - | | - | | | - | |
| 19 Advertising & Marketing | 50.00 | 47.30 | 47.30 | 50.00 | | 50.00 | |
| 20 Legal | 2,200.00 | 507.50 | 507.50 | 2,200.00 | | 2,200.00 | |
| 21 Staff Training | - | | - | | | - | |
| 22 Travel | - | | - | | | - | |
| 23 Accounting Consultants | 6,300.00 | 6,444.00 | 6,444.00 | 6,300.00 | | 6,300.00 | |
| 24 Audit Fee | 12,000.00 | 13,630.00 | 13,630.00 | 12,000.00 | | 12,000.00 | |
| 25 Telephone | - | | - | | | - | |
| 26 Postage | - | | - | | | - | |
| 27 Office Supplies | 260.00 | 476.12 | 476.12 | 260.00 | | 260.00 | |
| 28 Memberships & Publications | - | | - | | | - | |
| 29 Bank Fees | 82.80 | 35.10 | 35.10 | 82.80 | | 82.80 | |
| 30 Computer Maintenance | - | | - | | | - | |
| 31 Copier Expenses | - | | - | | | - | |
| 32 Office Equipment Maintenance | - | | - | | | - | |
| 33 Postage Machine | - | | - | | | - | |
| 34 Software Maintenance | 3,317.88 | 4,665.44 | 4,665.44 | 3,317.88 | | 3,317.88 | |
| 35 Outgoing Portable Admin Fees | - | | - | | | - | |
| 36 Sundry Administration/Compliance Fees/TP | 5,600.00 | 9,909.64 | 9,909.64 | 5,600.00 | | 5,600.00 | |
| 37 Port-In HAP Expense | - | | - | | | - | |
| 38 Management Fees | 6,739.98 | 7,737.51 | 7,737.51 | 6,739.98 | | 6,739.98 | |

| | | | | | | | |
|----|---|-------------------|-------------------|-------------------|------------|-----------|------------|
| 39 | Eviction & Collection Agent Fees | - | - | - | - | - | |
| 40 | HAP Expense (net fraud recovery to HUD) | - | - | - | - | - | |
| | HAP Overfunding (Underfunding) | - | - | - | - | - | |
| | Maintenance Expenses | - | - | - | - | - | |
| 42 | Maintenance Payroll Expenses | 93,681.19 | 77,588.59 | 77,588.59 | 93,681.19 | 93,681.19 | |
| 43 | Casual Labor - Maintenance | - | - | - | - | - | |
| 44 | Maintenance Materials & Supplies | 8,000.00 | 19,659.21 | 19,659.21 | 8,000.00 | 8,000.00 | |
| 45 | Plumbing Supplies | - | - | - | - | - | |
| 46 | Locks, Locksets & Keys | - | - | - | - | - | |
| 47 | Electrical Supplies | - | - | - | - | - | |
| 48 | Painting Supplies | - | - | - | - | - | |
| 49 | Cleaning Supplies | - | - | - | - | - | |
| 50 | Equipment Repair Parts | - | - | - | - | - | |
| 51 | Maintenance Contracted Services | 12,000.00 | 39,223.61 | 39,223.61 | 12,000.00 | 12,000.00 | |
| 52 | Refuse Removal Services | 1,250.00 | - | - | 1,250.00 | 1,250.00 | |
| 53 | Plumbing Repair Services | - | - | - | - | - | |
| 54 | Heating/AC Repair Services | 1,000.00 | 1,703.00 | 1,703.00 | 1,000.00 | 1,000.00 | |
| 55 | Electric Repair Service | - | - | - | - | - | |
| 56 | Window Repair Service | - | - | - | - | - | |
| 57 | Automotive Repairs/Fuel | 3,485.52 | 2,436.75 | 2,436.75 | 3,485.52 | 3,485.52 | |
| 58 | Elevator Repair & Maintenance | - | - | - | - | - | |
| 59 | Pest Control Services | 1,000.00 | - | - | 1,000.00 | 1,000.00 | |
| 60 | Cable TV | - | - | - | - | - | |
| 61 | Answering Service | - | - | - | - | - | |
| 62 | Misc Contracts | - | - | - | - | - | |
| 63 | Clean/Paint Units | - | - | - | - | - | |
| | Utilities Expenses | - | - | - | - | - | |
| 64 | Water/Sewer | 5,500.00 | 780.84 | 780.84 | 5,500.00 | 5,500.00 | |
| 65 | Electricity | 1,400.00 | 941.40 | 941.40 | 1,400.00 | 1,400.00 | |
| 66 | Natural Gas | 1,000.00 | 961.99 | 961.99 | 1,000.00 | 1,000.00 | |
| | Other Operating Expenses | - | - | - | - | - | |
| 67 | Protective Services Contract | 10,000.00 | 5,000.00 | 5,000.00 | 10,000.00 | 10,000.00 | |
| 68 | Insurance | 14,891.47 | 15,002.60 | 15,002.60 | 14,891.47 | 14,891.47 | |
| 69 | PILOT | 11,500.00 | 15,712.59 | 15,712.59 | 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 | 3,275.00 | 3,250.00 | 3,250.00 | 3,275.00 | 3,275.00 | |
| 74 | Casualty Losses - Non Capitalized | - | - | - | - | - | |
| 75 | Capital Expenditures | - | - | - | - | - | |
| 76 | Transfer In / Out | - | - | - | - | - | |
| | Total Expense | 284,058.11 | 309,118.58 | 309,118.58 | 284,058.11 | - | 284,058.11 |

Net Income/(Loss):

52,754.93 52,754.93

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

5.28

Cash Flow Statement
Beloit Housing Authority
Phase 1
As of 12/31/2023

| | LLC Phase 1 Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Income | | | | |
| Dwelling Rent/Utilities | 159,333.21 | 118,000.00 | 135.03% | 41,333.21 |
| Interest on Investments | 3,696.88 | 200.00 | 1848.44% | 3,496.88 |
| Other Income | 198,843.42 | 162,078.48 | 122.68% | 36,764.94 |
| HUD Admin Fees | | - | | - |
| HUD Grants/Subsidies | | 27,801.71 | | (27,801.71) |
| Total Income | 361,873.51 | 308,080.19 | | 53,793.32 |
| | | 16,486.89 | | |

| | LLC Phase 1 Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|------------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Expenses | | | | |
| Administrative | | | | |
| Salaries/Benefits | 83,405.39 | 79,524.27 | 104.88% | (3,881.12) |
| Office Expenses | 35,715.10 | 26,492.80 | 134.81% | (9,222.30) |
| Office Contracted Services | | 3,317.88 | | 3,317.88 |
| Oper Sub Transfer/Mgmt Fee F | 7,737.51 | 6,739.98 | 114.80% | (997.53) |
| Housing Assistance Pmts | | - | | - |
| HAP Payments Port In | | | | |
| Maintenance | | | | |
| Salaries/Benefits | 77,588.59 | 93,681.19 | 82.82% | 16,092.60 |
| Materials & Supplies | 19,659.21 | 8,000.00 | 245.74% | (11,659.21) |
| Maintenance Contracts | 43,363.36 | 18,735.52 | 231.45% | (24,627.84) |
| Utilities | 2,684.23 | 7,900.00 | 33.98% | 5,215.77 |
| Other Operating | | | | |
| Protective Services | 5,000.00 | 10,000.00 | 50.00% | 5,000.00 |
| Insurance | 15,002.60 | 14,891.47 | 100.75% | (111.13) |
| PILOT | 15,712.59 | 11,500.00 | 136.63% | (4,212.59) |
| Other Operating Expenses | 3,250.00 | 3,275.00 | 99.24% | 25.00 |
| Total Expenses | 309,118.58 | 284,058.11 | | (25,060.47) |

| | |
|--------------------------------|------------------|
| Net Admin Income (Loss) | 52,754.93 |
| Net HAP Income (Loss) | - |
| Total YTD Income (Loss) | 52,754.93 |
| Housing Authority's Portion | 5.28 |

Consolidated 2023 Budget Report for Phase 2 - As of December 31, 2023

| | YTD Actual | | | Annual Board Approved Budget | | |
|---|-------------------|-------------------|-------------------|------------------------------|---------|------------|
| | Income | Approved YTD | Phase 2 | Phase 2 Total | Phase 2 | Total |
| 1 Dwelling Rental | 141,000.00 | 203,321.00 | 203,321.00 | 141,000.00 | | 141,000.00 |
| 2 Excess Utilities | - | | - | | | - |
| 3 Interest on Unrestricted Fund Investments | 750.00 | 7,084.19 | 7,084.19 | 750.00 | | 750.00 |
| 4 Income - Transfer In from Other Funds | 27,407.83 | 27,407.83 | 27,407.83 | 27,407.83 | | 27,407.83 |
| 5 Other Income - Tenants | 1,200.00 | 10,869.81 | 10,869.81 | 1,200.00 | | 1,200.00 |
| 6 HAP Fraud Recovery & FSS Forfeitures | - | | - | | | - |
| 7 Other Income - Bad Debt Collections | 5,000.00 | 327.44 | 327.44 | 5,000.00 | | 5,000.00 |
| 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 | 139,500.00 | 158,614.61 | 158,614.61 | 139,500.00 | | 139,500.00 |
| 13 ROSS/CFP Grant | - | | - | | | - |
| 14 HAP Subsidy | - | | - | | | - |
| 15 Operating Subsidy | - | | - | | | - |
| Total Income | 314,857.83 | 407,624.88 | 407,624.88 | 314,857.83 | | 314,857.83 |

| | YTD Actual | | | Annual Board Approved Budget | | |
|---|------------|--------------|-----------|------------------------------|---------|-----------|
| | Expenses | Approved YTD | Phase 2 | Phase 2 Total | Phase 2 | Total |
| Administrative Expenses | | | | | | |
| 16 Admin Payroll Expenses | 65,552.53 | 76,016.17 | 76,016.17 | 65,552.53 | | 65,552.53 |
| 17 FSS Coordinator Admin Salaries | - | | - | | | - |
| 18 FSS Coordinator Admin Benefits | - | | - | | | - |
| 19 Advertising & Marketing | 50.00 | 76.28 | 76.28 | 50.00 | | 50.00 |
| 20 Legal | 1,500.00 | 1,217.90 | 1,217.90 | 1,500.00 | | 1,500.00 |
| 21 Staff Training | - | | - | | | - |
| 22 Travel | - | | - | | | - |
| 23 Accounting Consultants | 6,300.00 | 6,764.00 | 6,764.00 | 6,300.00 | | 6,300.00 |
| 24 Audit Fee | 11,000.00 | 13,630.00 | 13,630.00 | 11,000.00 | | 11,000.00 |
| 25 Telephone | - | | - | | | - |
| 26 Postage | - | | - | | | - |
| 27 Office Supplies | 260.00 | 785.48 | 785.48 | 260.00 | | 260.00 |
| 28 Memberships & Publications | - | | - | | | - |
| 29 Bank Fees | 50.00 | | - | 50.00 | | 50.00 |
| 30 Computer Maintenance | - | | - | | | - |
| 31 Copier Expenses | - | | - | | | - |
| 32 Office Equipment Maintenance | - | | - | | | - |
| 33 Postage Machine | - | | - | | | - |
| 34 Software Maintenance | 3,317.87 | 4,656.27 | 4,656.27 | 3,317.87 | | 3,317.87 |
| 35 Outgoing Portable Admin Fees | - | | - | | | - |
| 36 Sundry Administration/Compliance Fees/TP | 5,625.00 | 5,698.85 | 5,698.85 | 5,625.00 | | 5,625.00 |
| 37 Port-In HAP Expense | - | | - | | | - |
| 38 Management Fees | 14,827.78 | 16,937.65 | 16,937.65 | 14,827.78 | | 14,827.78 |

| | | | | | | |
|----|---|-------------------|-------------------|-------------------|------------|------------|
| 39 | Eviction & Collection Agent Fees | - | | - | | - |
| 40 | HAP Expense (net fraud recovery to HUD) | - | | - | | - |
| | HAP Overfunding (Underfunding) | - | | - | | - |
| | Maintenance Expenses | - | | - | | - |
| 42 | Maintenance Payroll Expenses | 70,829.84 | 89,147.38 | 89,147.38 | 70,829.84 | 70,829.84 |
| 43 | Casual Labor - Maintenance | - | | - | | - |
| 44 | Maintenance Materials & Supplies | 8,000.00 | 10,890.95 | 10,890.95 | 8,000.00 | 8,000.00 |
| 45 | Plumbing Supplies | - | | - | | - |
| 46 | Locks, Locksets & Keys | - | | - | | - |
| 47 | Electrical Supplies | - | | - | | - |
| 48 | Painting Supplies | - | | - | | - |
| 49 | Cleaning Supplies | - | | - | | - |
| 50 | Equipment Repair Parts | - | | - | | - |
| 51 | Maintenance Contracted Services | 12,000.00 | 30,432.92 | 30,432.92 | 12,000.00 | 12,000.00 |
| 52 | Refuse Removal Services | 3,000.00 | 3,471.00 | 3,471.00 | 3,000.00 | 3,000.00 |
| 53 | Plumbing Repair Services | - | | - | | - |
| 54 | Heating/AC Repair Services | 1,200.00 | 218.00 | 218.00 | 1,200.00 | 1,200.00 |
| 55 | Electric Repair Service | - | | - | | - |
| 56 | Window Repair Service | - | | - | | - |
| 57 | Automotive Repairs/Fuel | 2,521.68 | 2,007.37 | 2,007.37 | 2,521.68 | 2,521.68 |
| 58 | Elevator Repair & Maintenance | 2,750.00 | 3,791.57 | 3,791.57 | 2,750.00 | 2,750.00 |
| 59 | Pest Control Services | 500.00 | | - | 500.00 | 500.00 |
| 60 | Cable TV | 1,750.00 | 6,194.83 | 6,194.83 | 1,750.00 | 1,750.00 |
| 61 | Answering Service | - | | - | | - |
| 62 | Misc Contracts | - | | - | | - |
| 63 | Clean/Paint Units | - | | - | | - |
| | Utilities Expenses | - | | - | | - |
| 64 | Water/Sewer | 8,500.00 | 10,942.60 | 10,942.60 | 8,500.00 | 8,500.00 |
| 65 | Electricity | 18,000.00 | 22,049.74 | 22,049.74 | 18,000.00 | 18,000.00 |
| 66 | Natural Gas | 9,000.00 | 7,575.56 | 7,575.56 | 9,000.00 | 9,000.00 |
| | Other Operating Expenses | - | | - | | - |
| 67 | Protective Services Contract | 11,000.00 | 6,731.14 | 6,731.14 | 11,000.00 | 11,000.00 |
| 68 | Insurance | 16,370.61 | 16,023.96 | 16,023.96 | 16,370.61 | 16,370.61 |
| 69 | PILOT | 11,500.00 | 16,242.60 | 16,242.60 | 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 | 8,700.00 | 10,433.95 | 10,433.95 | 8,700.00 | 8,700.00 |
| 74 | Casualty Losses - Non Capitalized | - | | - | | - |
| 75 | Capital Expenditures | - | | - | | - |
| 76 | Transfer In / Out | - | | - | | - |
| | Total Expense | 294,105.31 | 361,936.17 | 361,936.17 | 294,105.31 | - |
| | | | | | | 294,105.31 |

Net Income/(Loss):

45,688.71 45,688.71

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

4.57

Cash Flow Statement
Beloit Housing Authority
Phase 2
As of 12/31/2023

| | LLC Phase 2 Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Income | | | | |
| Dwelling Rent/Utilities | 203,321.00 | 141,000.00 | 144.20% | 62,321.00 |
| Interest on Investments | 7,084.19 | 750.00 | 944.56% | 6,334.19 |
| Other Income | 197,219.69 | 145,700.00 | 135.36% | 51,519.69 |
| HUD Admin Fees | | - | | - |
| HUD Grants/Subsidies | | 27,407.83 | | (27,407.83) |
| Total Income | 407,624.88 | 314,857.83 | | 92,767.05 |

| | LLC Phase 2 Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|------------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Expenses | | | | |
| Administrative | | | | |
| Salaries/Benefits | 76,016.17 | 65,552.53 | 115.96% | (10,463.64) |
| Office Expenses | 32,828.78 | 24,785.00 | 132.45% | (8,043.78) |
| Office Contracted Services | | 3,317.87 | | 3,317.87 |
| Oper Sub Transfer/Mgmt Fee F | 16,937.65 | 14,827.78 | 114.23% | (2,109.87) |
| Housing Assistance Pmts | | - | | - |
| HAP Payments Port In | | | | |
| Maintenance | | | | |
| Salaries/Benefits | 89,147.38 | 70,829.84 | 125.86% | (18,317.54) |
| Materials & Supplies | 10,890.95 | 8,000.00 | 136.14% | (2,890.95) |
| Maintenance Contracts | 46,115.69 | 23,721.68 | 194.40% | (22,394.01) |
| Utilities | 40,567.90 | 35,500.00 | 114.28% | (5,067.90) |
| Other Operating | | | | |
| Protective Services | 6,731.14 | 11,000.00 | 61.19% | 4,268.86 |
| Insurance | 16,023.96 | 16,370.61 | 97.88% | 346.65 |
| PILOT | 16,242.60 | 11,500.00 | 141.24% | (4,742.60) |
| Other Operating Expenses | 10,433.95 | 8,700.00 | 119.93% | (1,733.95) |
| Total Expenses | 361,936.17 | 294,105.31 | | (67,830.86) |

| | |
|--------------------------------|------------------|
| Net Admin Income (Loss) | 45,688.71 |
| Net HAP Income (Loss) | |
| Total YTD Income (Loss) | 45,688.71 |
| Housing Authority's Portion | 4.57 |

Consolidated 2023 Budget Report for Housing Choice Voucher - As of December 31, 2023

| | | 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 | 3,360.00 | | 3,961.50 | | 3,360.00 | 3,360.00 |
| 4 | Income - Transfer In from Other Funds | - | | - | | | - |
| 5 | Other Income - Tenants/Landlords | - | | 922.50 | | | - |
| 6 | HAP Fraud Recovery & FSS Forfeitures | 750.00 | | 4,348.50 | | 750.00 | 750.00 |
| 7 | Other Income - Bad Debt Collections | - | | - | | | - |
| 8 | Other Income - Laundry/Copy Fees/Misc | 30,880.60 | | 29,330.00 | | 30,880.60 | 30,880.60 |
| 9 | Other Income - CFP Operation Money | - | | - | | | - |
| 10 | Other Income - Sale of Asset Gain/Loss | - | | - | | | - |
| 11 | Admin Fees Earned - HUD | 324,024.00 | | 343,100.79 | | 324,024.00 | 324,024.00 |
| 12 | Incoming Billable Admin Fees/Oper Sub | 2,000.00 | | - | | 2,000.00 | 2,000.00 |
| 13 | ROSS/CFP Grant | - | | - | | | - |
| 14 | HAP Subsidy | 2,915,000.00 | | 3,159,789.00 | | 2,915,000.00 | 2,915,000.00 |
| 15 | Operating Subsidy | - | | - | | | - |
| Total Income | | 3,276,014.60 | | 3,541,452.29 | | 3,276,014.60 | 3,276,014.60 |

| | | Approved YTD | | HCV | HCV Total | | HCV | Total |
|--------------------------------|---------------------------------------|--------------|--|------------|-----------|------------|-----|------------|
| Expenses | | | | | | | | |
| <i>Administrative Expenses</i> | | | | | | | | |
| 16 | Admin Salaries | 200,516.49 | | 193,249.17 | | 200,516.49 | | 200,516.49 |
| 17 | FSS Coordinator Admin Salaries | - | | - | | | | - |
| 18 | Admin Employee Benefits | 70,124.36 | | 61,000.30 | | 70,124.36 | | 70,124.36 |
| 19 | FSS Coordinator Admin Benefits | - | | - | | | | - |
| 20 | Advertising & Marketing | 50.00 | | - | | 50.00 | | 50.00 |
| 21 | Legal | 500.00 | | 3,799.24 | | 500.00 | | 500.00 |
| 22 | Staff Training | 1,750.00 | | - | | 1,750.00 | | 1,750.00 |
| 23 | Travel | 250.00 | | 501.52 | | 250.00 | | 250.00 |
| 24 | Accounting Consultants | 5,764.00 | | 6,545.00 | | 5,764.00 | | 5,764.00 |
| 25 | Audit Fee | 11,000.00 | | 12,155.00 | | 11,000.00 | | 11,000.00 |
| 26 | Telephone | 1,110.70 | | 1,496.75 | | 1,110.70 | | 1,110.70 |
| 27 | Postage | - | | - | | | | - |
| 28 | Office Supplies | 2,000.00 | | 2,537.14 | | 2,000.00 | | 2,000.00 |
| 29 | Memberships & Publications | 700.00 | | 612.22 | | 700.00 | | 700.00 |
| 30 | Bank Fees | 4,212.20 | | 4,364.73 | | 4,212.20 | | 4,212.20 |
| 31 | Computer Maintenance | - | | - | | | | - |
| 32 | Copier Expenses | 1,905.80 | | 2,882.42 | | 1,905.80 | | 1,905.80 |
| 33 | Office Equipment Maintenance | - | | - | | | | - |
| 34 | Postage Machine | 3,500.00 | | 4,603.63 | | 3,500.00 | | 3,500.00 |
| 35 | Software Maintenance | 5,750.00 | | 7,913.48 | | 5,750.00 | | 5,750.00 |
| 36 | Outgoing Portable Admin Fees | - | | - | | | | - |
| 37 | Sundry Administration/Compliance Fees | 3,500.00 | | 11,883.74 | | 3,500.00 | | 3,500.00 |
| 38 | Port-In HAP Expense | - | | 29,330.00 | | | | - |

| | | | | | | | |
|----|---|---------------------|--|---------------------|---------------------|--------------|--------------|
| 39 | Management Fees | - | | | - | | - |
| 40 | Eviction & Collection Agent Fees | - | | | - | | - |
| 41 | HAP Expense (net fraud recovery to HUD) | 2,873,328.00 | | 3,170,385.00 | 3,170,385.00 | 2,873,328.00 | 2,873,328.00 |
| | HAP Overfunding (Underfunding) | 42,422.00 | | (6,247.50) | | 42,422.00 | 42,422.00 |
| | Maintenance Expenses | - | | | | | |
| 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 | 500.00 | | | - | 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 | 357.00 | | 435.03 | 435.03 | 357.00 | 357.00 |
| 59 | Elevator Repair & Maintenance | - | | | - | | - |
| 60 | Pest Control Services | - | | | - | | - |
| 61 | Cable TV | - | | | - | | - |
| 62 | Answering Service | - | | | - | | - |
| 63 | Misc Contracts | - | | | - | | - |
| 64 | Clean/Paint Units | - | | | - | | - |
| | Utilities Expenses | - | | | | | |
| 65 | Water/Sewer | - | | | - | | - |
| 66 | Electricity | - | | | - | | - |
| 67 | Natural Gas | - | | | - | | - |
| | Other Operating Expenses | - | | | | | |
| 68 | Protective Services Contract | - | | | - | | - |
| 69 | Insurance | 2,498.10 | | 2,211.92 | 2,211.92 | 2,498.10 | 2,498.10 |
| 70 | PILOT | - | | | - | | - |
| 71 | Compensated Absences | - | | 7,980.00 | 7,980.00 | | - |
| 72 | Collection Losses | - | | | - | | - |
| 73 | Replacement Reserves & Debt Pmt-Princ | - | | | - | | - |
| 74 | Other General Expense/Asset Mgmt Fees | 4,400.00 | | | - | 4,400.00 | 4,400.00 |
| 75 | Casualty Losses - Non Capitalized | - | | | - | | - |
| 76 | Capital Expenditures | - | | | - | | - |
| 77 | Transfer In / Out | - | | | - | | - |
| | Total Expense | 3,236,138.65 | | 3,523,886.29 | 3,523,886.29 | - | 3,193,716.65 |
| | | | | | | | 3,236,138.65 |

Net Income/(Loss):

17,566.00

**Cash Flow Statement
Beloit Housing Authority
Housing Choice Voucher
As of 12/31/2023**

| | HCV YTD Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|---------------------|---------------------|------------------------------|--------------------------|
| Income | | | | |
| Dwelling Rent/Utilities | | - | | - |
| Interest on Investments | 3,961.50 | 3,360.00 | 117.90% | 601.50 |
| Other Income | 30,252.50 | 33,630.60 | 89.96% | (3,378.10) |
| HUD Admin Fees | 343,100.79 | 324,024.00 | 105.89% | 19,076.79 |
| HUD Grants/Subsidies | 3,164,137.50 | 2,915,000.00 | 108.55% | 249,137.50 |
| Total Income | 3,541,452.29 | 3,276,014.60 | | 265,437.69 |

| | HCV YTD Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|-------------------------------|---------------------|---------------------|------------------------------|--------------------------|
| Expenses | | | | |
| Administrative | | | | |
| Salaries/Benefits | 254,249.47 | 270,640.85 | 93.94% | 16,391.38 |
| Office Expenses | 43,895.34 | 30,836.90 | 142.35% | (13,058.44) |
| Office Contracted Services | 15,399.53 | 11,155.80 | 138.04% | (4,243.73) |
| Oper Sub Transfer/Mgmt Fee Pd | | - | | - |
| Housing Assistance Pmts | 3,170,385.00 | 2,873,328.00 | 110.34% | (297,057.00) |
| HAP Payments Port In | 29,330.00 | | 0.00% | (29,330.00) |
| Maintenance | | | | |
| Salaries/Benefits | | - | | - |
| Materials & Supplies | 435.03 | 357.00 | 121.86% | (78.03) |
| Maintenance Contracts | | 500.00 | 0.00% | 500.00 |
| Utilities | | - | | - |
| Other Operating | | | | |
| Protective Services | | - | | - |
| Insurance | 2,211.92 | 2,498.10 | 88.54% | 286.18 |
| PILOT | | - | | - |
| Other Operating Expenses | 7,980.00 | 4,400.00 | 181.36% | (3,580.00) |
| Total Expenses | 3,523,886.29 | 3,193,716.65 | | (330,169.64) |

Net Income/(Loss): 17,566.00

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|--|------------------|--------------------------|
| Agenda Number: | 4d | | |
| Topic: | January - February 2024 Financial Report | | |
| Date: | April 24, 2024 | | |
| Presenter: | Clinton Cole | Division: | 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 as of February 29, 2024.

At the end of this reporting period, the Low-Income Public Housing (LIPH) program income was \$83,756.14 and the LIPH expenses were \$52,922.40. There was a surplus of \$30,833.74 in LIPH.

At the end of this reporting period, inflows of revenue from LIPH Grants total \$29,827.85 and related grant expenses total \$29,827.85.

At the end of this reporting period, the Project Based Voucher (PBV) program income was \$0.00 and the expenses were \$156.04. The PBV had a deficit of \$156.04. The deficit is the result of the program ceasing operations. Operational expenses will continue to be incurred until a decision is made regarding the property at 240 Portland Avenue.

At the end of this reporting period, Phase 1 program income was \$50,326.18 and the expenses were \$51,220.18. Phase 1 had a deficit of \$894.00. Of this deficit, \$.09 is the Housing Authority's portion. This deficit occurred as a result of maintenance related expenses incurred to ready units for an upcoming HUD inspection of BHA's Phase 1 units.

At the end of this reporting period, Phase 2 program income was \$49,326.92 and the expenses were \$50,659.18. Phase 2 had a deficit of \$1,332.26. Of this deficit, \$.13 is the Housing Authority's portion. A deficit occurred as a result of the City charging the Housing Authority's Phase 2 fund for all of FY 2024 garbage collection fees upfront. As additional revenues are earned throughout the year, this deficit will decrease.

At the end of this reporting period, the Housing Choice Voucher (HCV) program income was \$644,962.92 and expenses were \$622,288.81. The HCV program had a surplus of \$22,674.11.

Debts owed BHA collected through February 2024: Total \$5,695

TRIP Program: \$5,695.00 Repayments: \$0.00

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 Enhance Communications and Community Engagement, while maintaining a Positive Image

Sustainability

If applicable, briefly comment on the environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **Write N/A if not applicable:**

N/A

Action Required/Recommendation

No action required. Information only.

Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

Attachments

January 2024 - February 2024 Financial Report

Consolidated 2024 Budget Report for LIPH/PBV - As of February 29, 2024

| | 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 | 125.00 | | 120.14 | | | 120.14 | 750.00 | 750.00 |
| 4 Income - Transfer In from Other Funds | - | | | | | - | | - |
| 5 Other Income - Tenants | - | | | | | - | | - |
| 6 HAP Fraud Recovery & FSS Forfeitures | - | | | | | - | | - |
| 7 Other Income - Bad Debt Collections | 500.00 | | | | | - | 3,000.00 | 3,000.00 |
| 8 Other Income - Laundry/Copy Fees/Misc | 2,500.00 | | | | | - | 15,000.00 | 15,000.00 |
| 9 Other Income - CFP/Operations Money | 52,500.00 | | | 29,827.85 | | 29,827.85 | 315,000.00 | 315,000.00 |
| 10 Other Income - Sale of Asset Gain/Loss | - | | | | | - | | - |
| 11 Admin Fees Earned - HUD | - | | | | | - | | - |
| 12 Incoming Billable Admin Fees/Oper Sub | 3,800.65 | | 4,131.00 | | | 4,131.00 | 22,803.88 | 22,803.88 |
| 13 ROSS/FSS Grant | 11,409.56 | | | | | - | 68,457.36 | 68,457.36 |
| 14 HAP Subsidy | - | | | | | - | | - |
| 15 Operating Subsidy | 79,486.67 | | 79,505.00 | | | 79,505.00 | 476,920.00 | 476,920.00 |
| Total Income | 150,321.87 | | 83,756.14 | 29,827.85 | - | 113,583.99 | 901,931.24 | 901,931.24 |
| Expenses | Approved YTD | LIPH | LIPH Grant | PBV | Total | LIPH/PBV | Total | |
| Administrative Expenses | | | | | | | | |
| 16 Admin Salaries | 13,249.32 | | 13,105.35 | | | 13,105.35 | 79,495.89 | 79,495.89 |
| 17 ROSS/FSS Coordinator Admin Salaries | 8,458.91 | | | | | - | 50,753.46 | 50,753.46 |
| 18 Admin Employee Benefits | 5,544.28 | | 5,449.78 | | | 5,449.78 | 33,265.67 | 33,265.67 |
| 19 ROSS/FSS Coordinator Admin Benefits | 2,925.65 | | | | | - | 17,553.90 | 17,553.90 |
| 20 Advertising & Marketing | 8.33 | | | | | - | 50.00 | 50.00 |
| 21 Legal | 16.67 | | | | | - | 100.00 | 100.00 |
| 22 Staff Training | 416.67 | | | | | - | 2,500.00 | 2,500.00 |
| 23 Travel | 33.33 | | 44.89 | | | 44.89 | 200.00 | 200.00 |
| 24 Accounting Consultants | 1,208.33 | | 218.00 | | 76.00 | 294.00 | 7,250.00 | 7,250.00 |
| 25 Audit Fee | 2,250.00 | | | | | - | 13,500.00 | 13,500.00 |
| 26 Telephone | 300.00 | | 252.40 | | | 252.40 | 1,800.00 | 1,800.00 |
| 27 Postage | 625.00 | | 262.84 | | | 262.84 | 3,750.00 | 3,750.00 |
| 28 Office Supplies | 66.67 | | 39.38 | | | 39.38 | 400.00 | 400.00 |
| 29 Memberships & Publications | 341.33 | | 165.91 | | | 165.91 | 2,048.00 | 2,048.00 |
| 30 Bank Fees | 16.67 | | 3.41 | | | 3.41 | 100.00 | 100.00 |
| 31 Computer Maintenance | - | | | | | - | | - |
| 32 Copier Expenses | 416.67 | | 372.09 | | | 372.09 | 2,500.00 | 2,500.00 |
| 33 Office Equipment Maintenance | - | | | | | - | | - |
| 34 Postage Machine | - | | | | | - | | - |
| 35 Software Maintenance | 666.67 | | 670.15 | | | 670.15 | 4,000.00 | 4,000.00 |
| 36 Outgoing Portable Admin Fees | - | | | | | - | | - |
| 37 Sundry Administration/Compliance Fees | 416.67 | | | | | - | 2,500.00 | 2,500.00 |
| 38 Port-In HAP Expense | - | | | | | - | | - |
| 39 Management Fees | - | | | | | - | | - |
| 40 Eviction & Collection Agent Fees | - | | | | | - | | - |
| 41 HAP Expense (net fraud recovery to HUD) | - | | | | | - | | - |
| HAP Overfunding (Underfunding) | - | | | | | - | | - |

| | | | | | | | | | |
|----|---------------------------------------|-------------------|------------------|------------------|---------------|------------------|------------|---|------------|
| | Maintenance Expenses | - | | | | | | | |
| 42 | Maintenance Salaries | 500.00 | | | | - | 3,000.00 | | 3,000.00 |
| 43 | Casual Labor - Maintenance | - | | | | - | | | - |
| 44 | Maintenance Benefits | 166.67 | | | | - | 1,000.00 | | 1,000.00 |
| 45 | Maintenance Materials & Supplies | 83.33 | | | | - | 500.00 | | 500.00 |
| 46 | Plumbing Supplies | - | | | | - | | | - |
| 47 | Locks, Locksets & Keys | - | | | | - | | | - |
| 48 | Electrical Supplies | - | | | | - | | | - |
| 49 | Painting Supplies | - | | | | - | | | - |
| 50 | Cleaning Supplies | 83.33 | 234.63 | | | 234.63 | 500.00 | | 500.00 |
| 51 | Equipment Repair Parts | - | | | | - | | | - |
| 52 | Maintenance Contracted Services | 250.00 | | | | - | 1,500.00 | | 1,500.00 |
| 53 | Refuse Removal Services | 16.67 | | | | - | 100.00 | | 100.00 |
| 54 | Plumbing Repair Services | - | | | | - | | | - |
| 55 | Heating/AC Repair Services | - | | | | - | | | - |
| 56 | Electric Repair Service | - | | | | - | | | - |
| 57 | Window Repair Service | - | | | | - | | | - |
| 58 | Automotive Repairs/Fuel | 16.67 | | | | - | 100.00 | | 100.00 |
| 59 | Elevator Repair & Maintenance | 333.33 | | | | - | 2,000.00 | | 2,000.00 |
| 60 | Pest Control Services | - | | | | - | | | - |
| 61 | Cable TV | - | | | | - | | | - |
| 62 | Answering Service | 533.33 | 735.65 | | | 735.65 | 3,200.00 | | 3,200.00 |
| 63 | Misc Contracts | - | | | | - | | | - |
| 64 | Clean/Paint Units | - | | | | - | | | - |
| | Utilities Expenses | - | | | | | | | |
| 65 | Water/Sewer | 300.00 | 153.61 | | 8.25 | 161.86 | 1,800.00 | | 1,800.00 |
| 66 | Electricity | 1,083.33 | 718.16 | | 15.75 | 733.91 | 6,500.00 | | 6,500.00 |
| 67 | Natural Gas | 583.33 | 554.39 | | | 554.39 | 3,500.00 | | 3,500.00 |
| | Other Operating Expenses | - | | | | | | | |
| 68 | Protective Services Contract | 333.33 | 322.62 | | | 322.62 | 2,000.00 | | 2,000.00 |
| 69 | Insurance | 2,775.59 | 4,593.41 | | 56.04 | 4,649.45 | 16,653.51 | | 16,653.51 |
| 70 | PILOT | - | | | | - | | | - |
| 71 | Compensated Absences | - | | | | - | | | - |
| 72 | Collection Losses | - | | | | - | | | - |
| 73 | Replacement Reserves & Debt Pmt-Princ | 4,483.33 | | | | - | 26,900.00 | | 26,900.00 |
| 74 | Other General Expense/Asset Mgmt Fees | 56,666.67 | 25,025.73 | | | 25,025.73 | 340,000.00 | | 340,000.00 |
| 75 | Casualty Losses - Non Capitalized | - | | | | - | | | - |
| 76 | Capital/Operations Expenditures | 35,833.33 | | 29,827.85 | | 29,827.85 | 215,000.00 | | 215,000.00 |
| 77 | Transfer In / Out | - | | | | - | | | - |
| | Total Expense | 141,003.41 | 52,922.40 | 29,827.85 | 156.04 | 82,906.29 | 846,020.43 | - | 846,020.43 |

Net Income/(Loss):

| | | | |
|-----------|---|----------|-----------|
| 30,833.74 | - | (156.04) | 30,677.70 |
|-----------|---|----------|-----------|

Cash Flow Statement
Beloit Housing Authority
LIPH/PBV
As of 2/29/2024

| | BHA YTD Actual | LIPH Grants Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|-------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Income | | | | | |
| Dwelling Rent/Utilities | - | | - | | - |
| Interest on Investments | 120.14 | | 750.00 | 0.00% | (629.86) |
| Other Income | - | 29,827.85 | 333,000.00 | 8.96% | (303,172.15) |
| HUD Admin Fees | | | - | | - |
| HUD Grants/Subsidies | 83,636.00 | - | 568,181.24 | 14.72% | (484,545.24) |
| Total Income | 83,756.14 | 29,827.85 | 901,931.24 | | (788,347.25) |

| | BHA YTD Actual | LIPH Grants Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|-------------------------------|-------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Expenses | | | | | |
| Administrative | | | | | |
| Salaries/Benefits | 18,555.13 | - | 181,068.92 | 10.25% | 162,513.79 |
| Office Expenses | 1,062.83 | - | 38,198.00 | 2.78% | 37,135.17 |
| Office Contracted Services | 1,042.24 | | 6,500.00 | 16.03% | 5,457.76 |
| Oper Sub Transfer/Mgmt Fee Pd | | | - | | - |
| Housing Assistance Pmts | | | - | | - |
| HAP Payments Port In | | | | | |
| Maintenance | | | | | |
| Salaries/Benefits | - | | - | | - |
| Materials & Supplies | 234.63 | - | 1,000.00 | 23.46% | 765.37 |
| Maintenance Contracts | 735.65 | | 6,900.00 | 10.66% | 6,164.35 |
| Utilities | 1,450.16 | | 11,800.00 | 12.29% | 10,349.84 |
| Other Operating | | | | | |
| Protective Services | 322.62 | | 2,000.00 | 16.13% | 1,677.38 |
| Insurance | 4,649.45 | | 16,653.51 | 27.92% | 12,004.06 |
| PILOT | - | | - | 0.00% | - |
| Other Operating Expenses | 25,025.73 | 29,827.85 | 581,900.00 | 9.43% | 527,046.42 |
| Total Expenses | 53,078.44 | 29,827.85 | 846,020.43 | | 763,114.14 |

| | | | | | |
|--------------------------------|------------------|----------|--|--|--|
| Net Admin Income (Loss) | 30,677.70 | - | | | |
| Net HAP Income (Loss) | | | | | |
| Total YTD Income (Loss) | 30,677.70 | - | | | |

Consolidated 2024 Budget Report for Phase 1 - As of February 29, 2024

| | | YTD Actual | | | Annual Board Approved Budget | |
|---|------------------|------------------|------------------|------------|------------------------------|------------|
| Income | Approved YTD | Phase 1 | Phase 1 Total | Phase 1 | | Total |
| 1 Dwelling Rental | 24,868.40 | 35,463.00 | 35,463.00 | 149,210.42 | | 149,210.42 |
| 2 Excess Utilities | - | | - | | | - |
| 3 Interest on Unrestricted Fund Investments | 583.33 | 634.13 | 634.13 | 3,500.00 | | 3,500.00 |
| 4 Income - Transfer In from Other Funds | 4,772.63 | | - | 28,635.76 | | 28,635.76 |
| 5 Other Income - Tenants | 2,859.24 | 2,263.53 | 2,263.53 | 17,155.44 | | 17,155.44 |
| 6 HAP Fraud Recovery & FSS Forfeitures | - | | - | | | - |
| 7 Other Income - Bad Debt Collections | 833.33 | | - | 5,000.00 | | 5,000.00 |
| 8 Other Income - Laundry/Copy Fees/Misc | 16.67 | | - | 100.00 | | 100.00 |
| 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 | 29,166.67 | 11,965.52 | 11,965.52 | 175,000.00 | | 175,000.00 |
| 13 ROSS/CFP Grant | - | | - | | | - |
| 14 HAP Subsidy | - | | - | | | - |
| 15 Operating Subsidy | - | | - | | | - |
| Total Income | 63,100.27 | 50,326.18 | 50,326.18 | 378,601.62 | | 378,601.62 |

| | | Approved YTD | Phase 1 | Phase 1 Total | Phase 1 | | Total |
|---|-----------|--------------|-----------|---------------|---------|-----------|-------|
| Expenses | | | | | | | |
| Administrative Expenses | | | | | | | |
| 16 Admin Payroll Expenses | 13,519.63 | 10,836.27 | 10,836.27 | 81,117.75 | | 81,117.75 | |
| 17 FSS Coordinator Admin Salaries | - | | - | | | - | |
| 18 FSS Coordinator Admin Benefits | - | | - | | | - | |
| 19 Advertising & Marketing | 16.67 | | - | 100.00 | | 100.00 | |
| 20 Legal | 366.67 | | - | 2,200.00 | | 2,200.00 | |
| 21 Staff Training | - | | - | | | - | |
| 22 Travel | - | | - | | | - | |
| 23 Accounting Consultants | 1,050.00 | 495.00 | 495.00 | 6,300.00 | | 6,300.00 | |
| 24 Audit Fee | 2,291.67 | | - | 13,750.00 | | 13,750.00 | |
| 25 Telephone | - | | - | | | - | |
| 26 Postage | 333.33 | 164.67 | 164.67 | 2,000.00 | | 2,000.00 | |
| 27 Office Supplies | 141.67 | 931.07 | 931.07 | 850.00 | | 850.00 | |
| 28 Memberships & Publications | - | | - | | | - | |
| 29 Bank Fees | 11.70 | | - | 70.20 | | 70.20 | |
| 30 Computer Maintenance | - | | - | | | - | |
| 31 Copier Expenses | - | | - | | | - | |
| 32 Office Equipment Maintenance | - | | - | | | - | |
| 33 Postage Machine | - | | - | | | - | |
| 34 Software Maintenance | 552.98 | 725.34 | 725.34 | 3,317.88 | | 3,317.88 | |
| 35 Outgoing Portable Admin Fees | - | | - | | | - | |
| 36 Sundry Administration/Compliance Fees/TP | 933.33 | 181.64 | 181.64 | 5,600.00 | | 5,600.00 | |
| 37 Port-In HAP Expense | - | | - | | | - | |
| 38 Management Fees | 1,163.85 | 1,774.16 | 1,774.16 | 6,983.10 | | 6,983.10 | |

| | | | | | | | |
|----|---|------------------|------------------|------------------|------------|-----------|------------|
| 39 | Eviction & Collection Agent Fees | - | - | - | - | - | |
| 40 | HAP Expense (net fraud recovery to HUD) | - | - | - | - | - | |
| | HAP Overfunding (Underfunding) | - | - | - | - | - | |
| | Maintenance Expenses | - | - | - | - | - | |
| 42 | Maintenance Payroll Expenses | 16,168.86 | 16,992.11 | 16,992.11 | 97,013.13 | 97,013.13 | |
| 43 | Casual Labor - Maintenance | - | - | - | - | - | |
| 44 | Maintenance Materials & Supplies | 1,666.67 | 4,953.17 | 4,953.17 | 10,000.00 | 10,000.00 | |
| 45 | Plumbing Supplies | - | - | - | - | - | |
| 46 | Locks, Locksets & Keys | - | - | - | - | - | |
| 47 | Electrical Supplies | - | - | - | - | - | |
| 48 | Painting Supplies | - | - | - | - | - | |
| 49 | Cleaning Supplies | - | - | - | - | - | |
| 50 | Equipment Repair Parts | - | - | - | - | - | |
| 51 | Maintenance Contracted Services | 2,333.33 | 3,921.47 | 3,921.47 | 14,000.00 | 14,000.00 | |
| 52 | Refuse Removal Services | 208.33 | - | - | 1,250.00 | 1,250.00 | |
| 53 | Plumbing Repair Services | - | - | - | - | - | |
| 54 | Heating/AC Repair Services | 333.33 | - | - | 2,000.00 | 2,000.00 | |
| 55 | Electric Repair Service | - | - | - | - | - | |
| 56 | Window Repair Service | - | - | - | - | - | |
| 57 | Automotive Repairs/Fuel | 599.62 | 198.54 | 198.54 | 3,597.70 | 3,597.70 | |
| 58 | Elevator Repair & Maintenance | - | - | - | - | - | |
| 59 | Pest Control Services | 166.67 | - | - | 1,000.00 | 1,000.00 | |
| 60 | Cable TV | - | - | - | - | - | |
| 61 | Answering Service | - | - | - | - | - | |
| 62 | Misc Contracts | - | - | - | - | - | |
| 63 | Clean/Paint Units | - | - | - | - | - | |
| | Utilities Expenses | - | - | - | - | - | |
| 64 | Water/Sewer | 916.67 | (1,348.75) | (1,348.75) | 5,500.00 | 5,500.00 | |
| 65 | Electricity | 233.33 | 32.48 | 32.48 | 1,400.00 | 1,400.00 | |
| 66 | Natural Gas | 333.33 | - | - | 2,000.00 | 2,000.00 | |
| | Other Operating Expenses | - | - | - | - | - | |
| 67 | Protective Services Contract | 1,666.67 | - | - | 10,000.00 | 10,000.00 | |
| 68 | Insurance | 2,688.40 | 4,030.18 | 4,030.18 | 16,130.41 | 16,130.41 | |
| 69 | PILOT | 2,558.33 | 3,541.17 | 3,541.17 | 15,350.00 | 15,350.00 | |
| 70 | Compensated Absences | - | - | - | - | - | |
| 71 | Collection Losses | - | - | - | - | - | |
| 72 | Replacement Reserves & Debt Pmt-Princ | - | - | - | - | - | |
| 73 | Other General Expense/Asset Mgmt Fees | 875.00 | 3,791.66 | 3,791.66 | 5,250.00 | 5,250.00 | |
| 74 | Casualty Losses - Non Capitalized | - | - | - | - | - | |
| 75 | Capital Expenditures | - | - | - | - | - | |
| 76 | Transfer In / Out | - | - | - | - | - | |
| | Total Expense | 51,130.03 | 51,220.18 | 51,220.18 | 306,780.17 | - | 306,780.17 |

Net Income/(Loss): (894.00) (894.00)
Housing Authority's Portion of Net Income/(Loss): (0.09)

Cash Flow Statement
Beloit Housing Authority
Phase 1
As of 2/29/2024

| | LLC Phase 1 Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Income | | | | |
| Dwelling Rent/Utilities | 35,463.00 | 149,210.42 | 23.77% | (113,747.42) |
| Interest on Investments | 634.13 | 3,500.00 | 18.12% | (2,865.87) |
| Other Income | 14,229.05 | 197,155.44 | 7.22% | (182,926.39) |
| HUD Admin Fees | | - | | - |
| HUD Grants/Subsidies | | 28,635.76 | | (28,635.76) |
| Total Income | 50,326.18 | 378,501.62 | | (328,175.44) |

| | LLC Phase 1 Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|------------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Expenses | | | | |
| Administrative | | | | |
| Salaries/Benefits | 10,836.27 | 81,117.75 | 13.36% | 70,281.48 |
| Office Expenses | 2,497.72 | 30,870.20 | 8.09% | 28,372.48 |
| Office Contracted Services | | 3,317.88 | | 3,317.88 |
| Oper Sub Transfer/Mgmt Fee F | 1,774.16 | 6,983.10 | 25.41% | 5,208.94 |
| Housing Assistance Pmts | | - | | - |
| HAP Payments Port In | | | | |
| Maintenance | | | | |
| Salaries/Benefits | 16,992.11 | 97,013.13 | 17.52% | 80,021.02 |
| Materials & Supplies | 4,953.17 | 10,000.00 | 49.53% | 5,046.83 |
| Maintenance Contracts | 4,120.01 | 21,847.70 | 18.86% | 17,727.69 |
| Utilities | (1,316.27) | 8,900.00 | -14.79% | 10,216.27 |
| Other Operating | | | | |
| Protective Services | - | 10,000.00 | 0.00% | 10,000.00 |
| Insurance | 4,030.18 | 16,130.41 | 24.98% | 12,100.23 |
| PILOT | 3,541.17 | 15,350.00 | 23.07% | 11,808.83 |
| Other Operating Expenses | 3,791.66 | 5,250.00 | 72.22% | 1,458.34 |
| Total Expenses | 51,220.18 | 306,780.17 | | 255,559.99 |

| | |
|--------------------------------|-----------------|
| Net Admin Income (Loss) | (894.00) |
| Net HAP Income (Loss) | |
| Total YTD Income (Loss) | (894.00) |
| Housing Authority's Portion | (0.09) |

Consolidated 2024 Budget Report for Phase 2 - As of February 29, 2024

| | | YTD Actual | | | Annual Board Approved Budget | |
|---|------------------|------------------|------------------|------------|------------------------------|------------|
| Income | Approved YTD | Phase 2 | Phase 2 Total | Phase 2 | | Total |
| 1 Dwelling Rental | 32,277.00 | 34,748.00 | 34,748.00 | 193,662.00 | | 193,662.00 |
| 2 Excess Utilities | - | | - | | | - |
| 3 Interest on Unrestricted Fund Investments | 1,148.31 | 1,193.28 | 1,193.28 | 6,889.84 | | 6,889.84 |
| 4 Income - Transfer In from Other Funds | 4,705.01 | | - | 28,230.06 | | 28,230.06 |
| 5 Other Income - Tenants | 200.00 | (1.62) | (1.62) | 1,200.00 | | 1,200.00 |
| 6 HAP Fraud Recovery & FSS Forfeitures | - | | - | | | - |
| 7 Other Income - Bad Debt Collections | 833.33 | 327.05 | 327.05 | 5,000.00 | | 5,000.00 |
| 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 | 27,500.00 | 13,060.21 | 13,060.21 | 165,000.00 | | 165,000.00 |
| 13 ROSS/CFP Grant | - | | - | | | - |
| 14 HAP Subsidy | - | | - | | | - |
| 15 Operating Subsidy | - | | - | | | - |
| Total Income | 66,663.65 | 49,326.92 | 49,326.92 | 399,981.90 | | 399,981.90 |

| | | Approved YTD | Phase 2 | Phase 2 Total | Phase 2 | | Total |
|---|-----------|--------------|-----------|---------------|---------|-----------|-------|
| Expenses | | | | | | | |
| Administrative Expenses | | | | | | | |
| 16 Admin Payroll Expenses | 11,113.81 | 12,203.54 | 12,203.54 | 66,682.88 | | 66,682.88 | |
| 17 FSS Coordinator Admin Salaries | - | | - | | | - | |
| 18 FSS Coordinator Admin Benefits | - | | - | | | - | |
| 19 Advertising & Marketing | 16.67 | | - | 100.00 | | 100.00 | |
| 20 Legal | 250.00 | | - | 1,500.00 | | 1,500.00 | |
| 21 Staff Training | - | | - | | | - | |
| 22 Travel | - | | - | | | - | |
| 23 Accounting Consultants | 1,050.00 | 495.00 | 495.00 | 6,300.00 | | 6,300.00 | |
| 24 Audit Fee | 2,416.67 | | - | 14,500.00 | | 14,500.00 | |
| 25 Telephone | - | | - | | | - | |
| 26 Postage | 300.00 | 91.60 | 91.60 | 1,800.00 | | 1,800.00 | |
| 27 Office Supplies | 141.67 | 732.22 | 732.22 | 850.00 | | 850.00 | |
| 28 Memberships & Publications | - | | - | | | - | |
| 29 Bank Fees | 8.33 | | - | 50.00 | | 50.00 | |
| 30 Computer Maintenance | - | | - | | | - | |
| 31 Copier Expenses | - | | - | | | - | |
| 32 Office Equipment Maintenance | - | | - | | | - | |
| 33 Postage Machine | - | | - | | | - | |
| 34 Software Maintenance | 552.98 | 725.33 | 725.33 | 3,317.87 | | 3,317.87 | |
| 35 Outgoing Portable Admin Fees | - | | - | | | - | |
| 36 Sundry Administration/Compliance Fees/TP | 937.50 | 301.79 | 301.79 | 5,625.00 | | 5,625.00 | |
| 37 Port-In HAP Expense | - | | - | | | - | |
| 38 Management Fees | 2,636.80 | 2,356.84 | 2,356.84 | 15,820.78 | | 15,820.78 | |

| | | | | | | | |
|----|---|------------------|------------------|------------------|------------|-----------|------------|
| 39 | Eviction & Collection Agent Fees | - | | - | | - | |
| 40 | HAP Expense (net fraud recovery to HUD) | - | | - | | - | |
| | HAP Overfunding (Underfunding) | - | | | | - | |
| | Maintenance Expenses | - | | | | | |
| 42 | Maintenance Payroll Expenses | 12,216.22 | 9,803.04 | 9,803.04 | 73,297.32 | 73,297.32 | |
| 43 | Casual Labor - Maintenance | - | | - | | - | |
| 44 | Maintenance Materials & Supplies | 1,666.67 | 946.99 | 946.99 | 10,000.00 | 10,000.00 | |
| 45 | Plumbing Supplies | - | | - | | - | |
| 46 | Locks, Locksets & Keys | - | | - | | - | |
| 47 | Electrical Supplies | - | | - | | - | |
| 48 | Painting Supplies | - | | - | | - | |
| 49 | Cleaning Supplies | - | | - | | - | |
| 50 | Equipment Repair Parts | - | | - | | - | |
| 51 | Maintenance Contracted Services | 2,333.33 | 5,764.00 | 5,764.00 | 14,000.00 | 14,000.00 | |
| 52 | Refuse Removal Services | 583.33 | 2,688.00 | 2,688.00 | 3,500.00 | 3,500.00 | |
| 53 | Plumbing Repair Services | - | | - | | - | |
| 54 | Heating/AC Repair Services | 200.00 | 632.00 | 632.00 | 1,200.00 | 1,200.00 | |
| 55 | Electric Repair Service | - | | - | | - | |
| 56 | Window Repair Service | - | | - | | - | |
| 57 | Automotive Repairs/Fuel | 500.00 | 198.54 | 198.54 | 3,000.00 | 3,000.00 | |
| 58 | Elevator Repair & Maintenance | 666.67 | | - | 4,000.00 | 4,000.00 | |
| 59 | Pest Control Services | 250.00 | | - | 1,500.00 | 1,500.00 | |
| 60 | Cable TV | - | | - | | - | |
| 61 | Answering Service | - | | - | | - | |
| 62 | Misc Contracts | - | | - | | - | |
| 63 | Clean/Paint Units | - | | - | | - | |
| | Utilities Expenses | - | | | | | |
| 64 | Water/Sewer | 1,416.67 | 473.63 | 473.63 | 8,500.00 | 8,500.00 | |
| 65 | Electricity | 3,000.00 | 1,878.38 | 1,878.38 | 18,000.00 | 18,000.00 | |
| 66 | Natural Gas | 1,666.67 | 1,496.47 | 1,496.47 | 10,000.00 | 10,000.00 | |
| | Other Operating Expenses | - | | | | | |
| 67 | Protective Services Contract | 1,833.33 | 306.52 | 306.52 | 11,000.00 | 11,000.00 | |
| 68 | Insurance | 3,067.89 | 4,304.55 | 4,304.55 | 18,407.33 | 18,407.33 | |
| 69 | PILOT | 2,783.33 | 3,043.40 | 3,043.40 | 16,700.00 | 16,700.00 | |
| 70 | Compensated Absences | - | | - | | - | |
| 71 | Collection Losses | - | | - | | - | |
| 72 | Replacement Reserves & Debt Pmt-Princ | - | | - | | - | |
| 73 | Other General Expense/Asset Mgmt Fees | 1,500.00 | 2,217.34 | 2,217.34 | 9,000.00 | 9,000.00 | |
| 74 | Casualty Losses - Non Capitalized | - | | - | | - | |
| 75 | Capital Expenditures | - | | - | | - | |
| 76 | Transfer In / Out | - | | - | | - | |
| | Total Expense | 53,108.53 | 50,659.18 | 50,659.18 | 318,651.17 | - | 318,651.18 |

Net Income/(Loss): (1,332.26) (1,332.26)
Housing Authority's Portion of Net Income/(Loss): (0.13)

Cash Flow Statement
Beloit Housing Authority
Phase 2
As of 2/29/2024

| | LLC Phase 2 Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Income | | | | |
| Dwelling Rent/Utilities | 34,748.00 | 193,662.00 | 17.94% | (158,914.00) |
| Interest on Investments | 1,193.28 | 6,889.84 | 17.32% | (5,696.56) |
| Other Income | 13,385.64 | 171,200.00 | 7.82% | (157,814.36) |
| HUD Admin Fees | | - | | - |
| HUD Grants/Subsidies | | 28,230.06 | | (28,230.06) |
| Total Income | 49,326.92 | 399,981.90 | | (350,654.98) |

| | LLC Phase 2 Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|------------------------------|--------------------------|-------------------|------------------------------|--------------------------|
| Expenses | | | | |
| Administrative | | | | |
| Salaries/Benefits | 12,203.54 | 66,682.88 | 18.30% | 54,479.34 |
| Office Expenses | 2,345.94 | 30,725.00 | 7.64% | 28,379.06 |
| Office Contracted Services | | 3,317.87 | | 3,317.87 |
| Oper Sub Transfer/Mgmt Fee F | 2,356.84 | 15,820.78 | 14.90% | 13,463.94 |
| Housing Assistance Pmts | | - | | - |
| HAP Payments Port In | | | | |
| Maintenance | | | | |
| Salaries/Benefits | 9,803.04 | 73,297.32 | 13.37% | 63,494.28 |
| Materials & Supplies | 946.99 | 10,000.00 | 9.47% | 9,053.01 |
| Maintenance Contracts | 9,282.54 | 27,200.00 | 34.13% | 17,917.46 |
| Utilities | 3,848.48 | 36,500.00 | 10.54% | 32,651.52 |
| Other Operating | | | | |
| Protective Services | 306.52 | 11,000.00 | 2.79% | 10,693.48 |
| Insurance | 4,304.55 | 18,407.33 | 23.38% | 14,102.78 |
| PILOT | 3,043.40 | 16,700.00 | 18.22% | 13,656.60 |
| Other Operating Expenses | 2,217.34 | 9,000.00 | 24.64% | 6,782.66 |
| Total Expenses | 50,659.18 | 318,651.18 | | 267,992.00 |

| | |
|--------------------------------|-------------------|
| Net Admin Income (Loss) | (1,332.26) |
| Net HAP Income (Loss) | |
| Total YTD Income (Loss) | (1,332.26) |
| Housing Authority's Portion | <u>(0.13)</u> |

Consolidated 2024 Budget Report for Housing Choice Voucher - As of February 29, 2024

| | 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 | 633.33 | | 678.23 | 678.23 | 3,800.00 | 3,800.00 | |
| 4 Income - Transfer In from Other Funds | - | | | - | | - | |
| 5 Other Income - Tenants/Landlords | - | | | - | | - | |
| 6 HAP Fraud Recovery & FSS Forfeitures | 166.67 | | 241.00 | 241.00 | 1,000.00 | 1,000.00 | |
| 7 Other Income - Bad Debt Collections | - | | | - | | - | |
| 8 Other Income - Laundry/Copy Fees/Misc | 5,370.67 | | 4,025.00 | 4,025.00 | 32,224.00 | 32,224.00 | |
| 9 Other Income - CFP Operation Money | - | | | - | | - | |
| 10 Other Income - Sale of Asset Gain/Loss | - | | | - | | - | |
| 11 Admin Fees Earned - HUD | 54,776.67 | | 55,991.00 | 55,991.00 | 328,660.00 | 328,660.00 | |
| 12 Incoming Billable Admin Fees/Oper Sub | 466.67 | | 444.69 | 444.69 | 2,800.00 | 2,800.00 | |
| 13 ROSS/CFP Grant | - | | | - | | - | |
| 14 HAP Subsidy | 516,136.33 | | 583,583.00 | 583,583.00 | 3,096,818.00 | 3,096,818.00 | |
| 15 Operating Subsidy | - | | | - | | - | |
| Total Income | 577,550.33 | | 644,962.92 | 644,962.92 | - | 3,465,302.00 | |

| | YTD Actual | | | | Annual Board Approved Budget | | |
|--|------------|--------------|-----------|-----------|------------------------------|------------|--|
| | Expenses | Approved YTD | HCV | HCV Total | HCV | Total | |
| Administrative Expenses | | | | | | | |
| 16 Admin Salaries | 34,882.07 | | 32,078.75 | 32,078.75 | 209,292.42 | 209,292.42 | |
| 17 FSS Coordinator Admin Salaries | - | | | - | | - | |
| 18 Admin Employee Benefits | 10,735.79 | | 10,023.48 | 10,023.48 | 64,414.75 | 64,414.75 | |
| 19 FSS Coordinator Admin Benefits | - | | | - | | - | |
| 20 Advertising & Marketing | 8.33 | | | - | 50.00 | 50.00 | |
| 21 Legal | 333.33 | | | - | 2,000.00 | 2,000.00 | |
| 22 Staff Training | 291.67 | | | - | 1,750.00 | 1,750.00 | |
| 23 Travel | 41.67 | | 23.45 | 23.45 | 250.00 | 250.00 | |
| 24 Accounting Consultants | 1,018.33 | | 565.00 | 565.00 | 6,110.00 | 6,110.00 | |
| 25 Audit Fee | 2,250.00 | | | - | 13,500.00 | 13,500.00 | |
| 26 Telephone | 219.55 | | 253.23 | 253.23 | 1,317.32 | 1,317.32 | |
| 27 Postage | - | | | - | | - | |
| 28 Office Supplies | 333.33 | | 1,705.39 | 1,705.39 | 2,000.00 | 2,000.00 | |
| 29 Memberships & Publications | 116.67 | | 95.91 | 95.91 | 700.00 | 700.00 | |
| 30 Bank Fees | 716.32 | | 976.77 | 976.77 | 4,297.94 | 4,297.94 | |
| 31 Computer Maintenance | - | | | - | | - | |
| 32 Copier Expenses | 461.43 | | 372.09 | 372.09 | 2,768.60 | 2,768.60 | |
| 33 Office Equipment Maintenance | - | | | - | | - | |
| 34 Postage Machine | 625.00 | | 828.29 | 828.29 | 3,750.00 | 3,750.00 | |
| 35 Software Maintenance | 958.33 | | 736.46 | 736.46 | 5,750.00 | 5,750.00 | |
| 36 Outgoing Portable Admin Fees | - | | | - | | - | |
| 37 Sundry Administration/Compliance Fees | 583.33 | | 192.85 | 192.85 | 3,500.00 | 3,500.00 | |
| 38 Port-In HAP Expense | - | | 4,025.00 | 4,025.00 | | - | |

| | | | | | | | |
|----|---|-------------------|--|-------------------|-------------------|--------------|--------------|
| 39 | Management Fees | - | | | - | | - |
| 40 | Eviction & Collection Agent Fees | - | | | - | | - |
| 41 | HAP Expense (net fraud recovery to HUD) | 513,758.67 | | 569,548.00 | 569,548.00 | 3,082,552.00 | 3,082,552.00 |
| | HAP Overfunding (Underfunding) | 2,544.33 | | 14,276.00 | | 15,266.00 | 15,266.00 |
| | Maintenance Expenses | - | | | | | |
| 42 | Maintenance Salaries | - | | | - | | - |
| 43 | Casual Labor - Maintenance | - | | | - | | - |
| 44 | Maintenance Benefits | - | | | - | | - |
| 45 | Maintenance Materials & Supplies | - | | | - | | - |
| 46 | Plumbing Supplies | - | | | - | | - |
| 47 | Locks, Locksets & Keys | - | | | - | | - |
| 48 | Electrical Supplies | - | | | - | | - |
| 49 | Painting Supplies | - | | | - | | - |
| 50 | Cleaning Supplies | - | | | - | | - |
| 51 | Equipment Repair Parts | - | | | - | | - |
| 52 | Maintenance Contracted Services | - | | | - | | - |
| 53 | Refuse Removal Services | 83.33 | | | - | 500.00 | 500.00 |
| 54 | Plumbing Repair Services | - | | | - | | - |
| 55 | Heating/AC Repair Services | - | | | - | | - |
| 56 | Electric Repair Service | - | | | - | | - |
| 57 | Window Repair Service | - | | | - | | - |
| 58 | Automotive Repairs/Fuel | 83.33 | | 198.57 | 198.57 | 500.00 | 500.00 |
| 59 | Elevator Repair & Maintenance | - | | | - | | - |
| 60 | Pest Control Services | - | | | - | | - |
| 61 | Cable TV | - | | | - | | - |
| 62 | Answering Service | - | | | - | | - |
| 63 | Misc Contracts | - | | | - | | - |
| 64 | Clean/Paint Units | - | | | - | | - |
| | Utilities Expenses | - | | | | | |
| 65 | Water/Sewer | - | | | - | | - |
| 66 | Electricity | - | | | - | | - |
| 67 | Natural Gas | - | | | - | | - |
| | Other Operating Expenses | - | | | | | |
| 68 | Protective Services Contract | - | | | - | | - |
| 69 | Insurance | 466.46 | | 665.57 | 665.57 | 2,798.76 | 2,798.76 |
| 70 | PILOT | - | | | - | | - |
| 71 | Compensated Absences | - | | | - | | - |
| 72 | Collection Losses | - | | | - | | - |
| 73 | Replacement Reserves & Debt Pmt-Princ | - | | | - | | - |
| 74 | Other General Expense/Asset Mgmt Fees | 733.33 | | | - | 4,400.00 | 4,400.00 |
| 75 | Casualty Losses - Non Capitalized | - | | | - | | - |
| 76 | Capital Expenditures | - | | | - | | - |
| 77 | Transfer In / Out | - | | | - | | - |
| | Total Expense | 571,244.63 | | 622,288.81 | 622,288.81 | - | 3,412,201.79 |
| | | | | | | | 3,427,467.79 |

Net Income/(Loss):

22,674.11

**Cash Flow Statement
Beloit Housing Authority
Housing Choice Voucher
As of 2/29/2024**

| | HCV YTD Actual | YTD Budget | Percentage of Budget Used | Variance Over (Under) |
|-------------------------|-------------------|---------------------|------------------------------|--------------------------|
| Income | | | | |
| Dwelling Rent/Utilities | | - | | - |
| Interest on Investments | 678.23 | 3,800.00 | 17.85% | (3,121.77) |
| Other Income | 4,025.00 | 36,024.00 | 11.17% | (31,999.00) |
| HUD Admin Fees | 55,991.00 | 328,660.00 | 17.04% | (272,669.00) |
| HUD Grants/Subsidies | 584,268.69 | 3,096,818.00 | 18.87% | (2,512,549.31) |
| Total Income | 644,962.92 | 3,465,302.00 | | (2,820,339.08) |

| | HCV YTD Actual | YTD Budget | Percentage of Budget Used | Variance Under (Over) |
|-------------------------------|-------------------|---------------------|------------------------------|--------------------------|
| Expenses | | | | |
| Administrative | | | | |
| Salaries/Benefits | 42,102.23 | 273,707.17 | 15.38% | 231,604.94 |
| Office Expenses | 3,812.60 | 35,475.26 | 10.75% | 31,662.66 |
| Office Contracted Services | 1,936.84 | 12,268.60 | 15.79% | 10,331.76 |
| Oper Sub Transfer/Mgmt Fee Pd | | - | | - |
| Housing Assistance Pmts | 569,548.00 | 3,082,552.00 | 18.48% | 2,513,004.00 |
| HAP Payments Port In | 4,025.00 | | 0.00% | (4,025.00) |
| Maintenance | | | | |
| Salaries/Benefits | | - | | - |
| Materials & Supplies | 198.57 | 500.00 | 39.71% | 301.43 |
| Maintenance Contracts | | 500.00 | 0.00% | 500.00 |
| Utilities | | - | | - |
| Other Operating | | | | |
| Protective Services | | - | | - |
| Insurance | 665.57 | 2,798.76 | 23.78% | 2,133.19 |
| PILOT | | - | | - |
| Other Operating Expenses | - | 4,400.00 | 0.00% | 4,400.00 |
| Total Expenses | 622,288.81 | 3,412,201.79 | | 2,789,912.98 |

Net Income/(Loss): 22,674.11

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|--|------------------|--------------------------|
| Agenda Number: | 4e | | |
| Topic: | Public Housing Tenant Accounts Receivable Write-Offs | | |
| Date: | April 24, 2024 | | |
| Presenter: | Clinton Cole | Division: | Beloit Housing Authority |

Overview/Background Information

HUD and BHA Auditors have recommended that the Beloit Housing Authority write off Public Housing tenant accounts receivable (TAR) quarterly for tenants no longer living in Public Housing. The purpose of this is to ensure that the agency does not carry a large TAR at the end of the fiscal year that may damage the agency’s overall HUD management rating. BHA has not written off any bad debt since April 2019, and this was recently noted by BHA’s Auditors. All amounts have been submitted to the Wisconsin State Debt Collection system. Although the amounts are being written off of BHA’s books, these debts are still collectable.

Key Issues

1. Since write-offs were last approved, 37 Public Housing residents vacated their units, leaving balances that are still reflected in BHA’s financial records.
2. In 2023, one Public Housing resident passed away, and the remaining balance is not collectable.
3. The total amount of these outstanding debts is \$61,221.07.
4. These amounts will be removed from the BHA’s books.
5. Although the amounts are being written off of BHA’s books, these debts are still collectable.

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 environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs.

Write N/A if not applicable:

N/A

Action Required/Recommendation

Staff recommends approval of the attached resolution.

Fiscal Note/Budget Impact

This will result in the reduction of debt owed/accounts receivable.

Attachments

Resolution 2024-02 and listing of Public Housing Write-Offs

COMMUNITY DEVELOPMENT AUTHORITY

RESOLUTION 2024-02

**APPROVING THE WRITE-OFF OF BELOIT HOUSING AUTHORITY PUBLIC HOUSING AGED
TENANT ACCOUNTS RECEIVABLES**

WHEREAS, the Department of Housing and Urban Development (HUD) and Beloit Housing Authority (BHA) Auditors recommend the write-off of Public Housing tenant accounts receivable (TAR) quarterly for tenants no longer living in Public Housing so that the agency does not carry a large TAR at the end of the year; and

WHEREAS, the BHA has not written off any Public Housing debts since 2019, which was noted by BHA’s Auditors conducting the 2023 financial audit; and

WHEREAS, 37 tenants vacated their Public Housing units, and amounts are still owed for rent, utilities, maintenance charges, late fees, move-out charges, and/or damages; and

WHEREAS, these amounts have been submitted to the Wisconsin State Debt Collection system, which intercepts debts owed from Wisconsin state tax refunds.

NOW, THEREFORE BE IT RESOLVED, that the Community Development Authority authorizes that \$61,221.07 be written off the Beloit Housing Authority financial records.

Adopted this 24th day of April, 2024

Community Development Authority

Michelle Bullock, Chairperson

Attest:

Julie Christensen, Executive Director

| Public Housing Write Offs | | | | | | |
|----------------------------------|---------------------|--------------------|-------------------|--------------------|---------------------|------------------|
| LLC Phase 1 | | | | | | |
| Moveout Date | Total | Rent | Legal Fees | Utility | Maint | Fees |
| 8/31/2016 | \$ 12.70 | | | | \$ 12.70 | |
| 9/30/2016 | \$ 0.95 | | | | \$ 0.95 | |
| 7/31/2018 | \$ 9.55 | | | | \$ 9.55 | |
| 12/31/2018 | \$ 2,533.01 | | | | \$ 2,533.01 | |
| 12/3/2018 | \$ 2,645.03 | | | \$ 51.48 | \$ 2,593.55 | |
| 9/30/2018 | \$ 4,783.49 | \$ 3,694.83 | | \$ 167.10 | \$ 846.56 | \$ 75.00 |
| 5/31/2019 | \$ 723.50 | | | | \$ 723.50 | |
| 12/31/2019 | \$ 3,592.97 | \$ 1,392.75 | | \$ 157.83 | \$ 2,352.39 | \$ 50.00 |
| 1/31/2020 | \$ 270.16 | | | | \$ 270.16 | |
| 3/31/2020 | \$ 392.56 | | | \$ 43.24 | \$ 349.32 | |
| 3/31/2020 | \$ 1,188.29 | | | | \$ 938.29 | \$ 250.00 |
| 4/30/2020 | \$ 1,616.39 | \$ 66.12 | | \$ 149.48 | \$ 1,400.79 | |
| 10/27/2020 | \$ 2,718.22 | \$ 66.00 | | \$ 188.88 | \$ 2,463.34 | |
| 10/31/2020 | \$ 775.00 | | | \$ 61.59 | \$ 713.41 | |
| 2/28/2021 | \$ 107.50 | \$ 95.24 | | \$ 12.26 | | |
| 2/28/2021 | \$ 3,012.38 | | | | \$ 3,012.38 | |
| 9/30/2021 | \$ 5,369.50 | | | \$ 61.34 | \$ 5,308.16 | |
| 12/31/2021 | \$ 519.06 | | | | \$ 519.06 | |
| 12/31/2021 | \$ 429.80 | | | | \$ 429.80 | |
| 2/28/2022 | \$ 1,248.82 | | | | \$ 1,248.82 | |
| 5/31/2022 | \$ 96.09 | | | \$ 43.91 | \$ 52.18 | |
| 1/31/2023 | \$ 1,301.12 | | | \$ 153.06 | \$ 1,148.06 | |
| 10/4/2023 | \$ 6,367.37 | | | \$ 65.98 | \$ 6,301.39 | |
| Total Phase 1 | \$ 39,713.46 | \$ 5,314.94 | \$ - | \$ 1,156.15 | \$ 33,227.37 | \$ 375.00 |
| LLC Phase 2 | | | | | | |
| Moveout Date | Total | Rent | Legal Fees | Utility | Maint | Fees |
| 12/7/2019 | \$ 4,742.52 | | | \$ 7.02 | \$ 4,735.50 | |
| 12/31/2019 | \$ 1,169.29 | | | | \$ 1,169.29 | |
| 12/31/2019 | \$ 3,078.59 | | | | \$ 3,078.59 | |
| 1/31/2020 | \$ 127.12 | | | | \$ 127.12 | |
| 2/29/2020 | \$ 114.61 | | | | \$ 114.61 | |
| 8/31/2021 | \$ 2,823.10 | | | \$ 63.72 | \$ 2,759.38 | |
| 11/30/2021 | \$ 43.04 | | | \$ 43.04 | | |
| 1/31/2022 | \$ 844.82 | \$ 152.00 | | \$ 29.00 | \$ 638.82 | \$ 25.00 |
| 7/6/2022 | \$ 958.22 | | | | \$ 958.22 | |
| 8/31/2022 | \$ 2,977.40 | | | \$ 23.11 | \$ 2,954.29 | |
| 1/31/2023 | \$ 202.42 | | | | \$ 202.42 | |
| 4/30/2023 | \$ 199.28 | | | \$ 39.54 | \$ 159.74 | |
| 5/19/2023 (Deceased) | \$ 1,111.41 | | | | \$ 1,111.41 | |
| 9/30/2023 | \$ 3,115.79 | | | \$ 268.57 | \$ 2,847.22 | |
| Total Phase 2 | \$ 21,507.61 | \$ 152.00 | \$ - | \$ 474.00 | \$20,856.61 | \$ 25.00 |

Total all Phases \$ 61,221.07 \$ 5,466.94 \$ - \$ 1,630.15 \$ 54,081.98 \$ 400.00

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|--|------------------|--------------------------|
| Agenda Number: | 4f | | |
| Topic: | Beloit Housing Authority Public Housing Phase 1 Roof Replacement | | |
| Date: | April 24, 2024 | | |
| Presenter: | Clinton Cole | Division: | Beloit Housing Authority |

Overview/Background Information

The 2024 Capital Fund Program (CFP) budget will include funding for Phase 1 Roof Replacement.

Key Issues

1. The Beloit Housing Authority (BHA) staff has determined that the replacement of roofs is necessary at 10 Public Housing Phase 1 units.
2. The BHA solicited proposals from roofing contractors to provide the necessary services at its Public Housing Phase 1 units.
3. One bid was received as follows:
 - Roberts Restorations, Inc. - \$153,089.45
4. BHA staff conducted an independent cost estimate prior to the release of the Request for Proposals, and has found the bid to be consistent with this estimate.
5. BHA staff recommends awarding the Public Housing Phase 1 roof replacement contract to Roberts Restorations, Inc. who is the lowest responsible bidder.
6. The total contract price of \$168,398.40 includes a 10 percent construction contingency.

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 environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. Write N/A if not applicable: N/A

Action Required/Recommendation

Staff recommends approval of the attached resolution.

Fiscal Note/Budget Impact

\$152,891.40 will be allocated in BHA's 2024 CFP budget for Phase 1 roof replacement. \$15,507 will be paid from 2023 CFP funds allocated for Phase 1 roof replacement.

Attachments

Resolution 2024-04

COMMUNITY DEVELOPMENT AUTHORITY

RESOLUTION 2024-04

**AWARDING CONTRACT FOR ROOF REPLACEMENT SERVICES FOR BELOIT HOUSING
AUTHORITY PUBLIC HOUSING PHASE 1 UNITS**

WHEREAS, the Beloit Housing Authority (BHA) has determined that the replacement of roofs is necessary at 10 Public Housing Phase 1 units; and

WHEREAS, the BHA solicited proposals from contractors to provide the necessary services at its Public Housing Phase 1 units; and

WHEREAS, one bid for the replacement of roofs at Public Housing Phase 1 units was submitted, in the amount of \$153,098.45 from Roberts Restorations, Inc., and the final contract price will include a 10 percent contingency; and

WHEREAS, the roof replacement bid that was received was found to be consistent with BHA's independent cost estimate.

NOW, THEREFORE BE IT RESOLVED, that the Community Development Authority (CDA) Board of Commissioners award the contract for Public Housing Phase 1 roof replacement services to Roberts Restorations, Inc. in the amount of \$168,398.40, contingent upon HUD award and disbursement of the Capital Funds to the BHA, and that the BHA Executive Director is authorized to execute a contract and any and all documents related to the Public Housing Phase 1 roof replacement.

Adopted this 24th day of April, 2024

Community Development Authority

Michelle Bullock, Chairperson

Attest:

Julie Christensen, Executive Director

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-----------------------|--|------------------|--------------------------------|
| Agenda Number: | 5a | | |
| Topic: | 2023 Consolidated Annual Performance Report (CAPER) Presentation | | |
| Date: | April 24, 2024 | | |
| Presenter: | Megan McBride | Division: | Community and Housing Services |

Overview/Background Information

The Department of Housing and Urban Development (HUD) requires each CDBG Formula Grantee to submit a Consolidated Annual Performance Report (CAPER) at the end of each program year. This year-end report includes the activities and accomplishments of the City’s Community Development Block Grant funding for 2023. **This is a presentation only; no action needs to be taken.**

Key Issues

1. The 30-day public comment period was 2-28-2024 through 3-28-2024.
2. During the 30-day public comment period, the CAPER was available for review at City Hall, at the Beloit Public Library, and on the City’s website on the Community Development webpage. Any comments submitted during the 30-day public review period and public hearing were incorporated into the CAPER for submission to HUD.
3. A public hearing on the 2023 CAPER was held by Beloit City Council on 3-18-2024.
4. **The CAPER was submitted to HUD by the 3-31-2024 deadline. Presentation of the 2023 CAPER is for informational purposes only.**

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 environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **Write N/A if not applicable**

The CDBG program complies with Social Sustainability by providing funds to activities that are in the best interest of the health and well-being of our residents.

Action Required/Recommendation

Presentation of 2023 CAPER. For information only. No action is needed.

Fiscal Note/Budget Impact

N/A

Attachments

2023 Consolidated Annual Performance Report (CAPER)



2023 CAPER (PY4)

The 2022 Consolidated Annual Performance and Evaluation Report (CAPER) includes Narrative Responses to questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. (PY = Program Year)

GRANTEE: City of Beloit **CON PLAN PERIOD: 2020 to 2024**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Throughout 2023, the City of Beloit continued to develop the activities and projects that were undertaken by Community Housing Development Organizations (CHDO) in the two designated Neighborhood Revitalization Strategy Areas. Although this portion of the approach is not funded by CDBG, the City of Beloit has fostered a successful partnership with ACTS Housing, to encourage and support more homeownership within the city. This effort, along with the continued CDBG funded efforts have resulted in a boost of homeownership, neighborhood pride, and increased property investments.

In addition to the NRSA activities, the City of Beloit also funded the following activities in 2023:

Housing Rehabilitation: The City's Housing Rehab Loan Program provided home improvement loans with low or no interest, deferred, grants, or forgivable terms to households through-out the city.

Health Services: HealthNet provided medical, dental and behavioral healthcare to 31 Beloit residents with no insurance. This agency allows people to obtain services that they would otherwise not be able to afford or obtain. This access, in turn, contributes to continued employment and maintaining affordable living expenses.

Homeless and Prevention Services: The Defy Domestic Abuse Beloit program provided short-term emergency housing and case management to 74 survivors of domestic violence. Family Promise of Greater Beloit provided short-term shelter, rent assistance, eviction prevention, and case management to 167 residents. Project 16:49 provided transitional living facilities and case management to 21 unaccompanied youth. ECHO was able to provide emergency eviction prevention services to 32 households. Beloit Meals on Wheels provided daily meals to 138 seniors and or disabled persons within Beloit. The Retired and Senior Volunteer Program was able to offer transportation services to 183 clients. And the Salvation Army was able to provide supportive services to 17 households.

Job Training: Stateline Literacy Council provided ESL instruction to 64 students. Community Action provided job training to 54 individualst hrough their THRIVE program. Project 16:49 assisted 21 homeless youth through their Transitional Living Program to develop life skills necessary to achieve their personal goals and achieve stable housing and self-sufficiency.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--------------------|--------------------|-----------------|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Affordable Housing | Affordable Housing | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 2047 | 1502 | 73.38% | | | |
| Affordable Housing | Affordable Housing | CDBG: \$ | Rental units rehabilitated | Household Housing Unit | 25 | 2 | 8.00% | 5 | 0 | 0.00% |
| Affordable Housing | Affordable Housing | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 25 | 21 | 84.00% | 5 | 5 | 100.00% |

| | | | | | | | | | | |
|--|---|----------|---|---------------------|-----|-----|---------|-----|-----|---------|
| Comprehensive Case Management Services | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 0 | | | | |
| Comprehensive Case Management Services | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 422 | 380 | 90.05% | 337 | 425 | 126.11% |
| Economic Development | Non-Housing Community Development | CDBG: \$ | Jobs created/retained | Jobs | 8 | 8 | 100.00% | | | |
| Economic Development | Non-Housing Community Development | CDBG: \$ | Businesses assisted | Businesses Assisted | 8 | 8 | 100.00% | 10 | 0 | 0.00% |
| Future Ready Skill Training | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 427 | 340 | 79.63% | 654 | 169 | 25.84% |

| | | | | | | | | | | |
|-----------------------|---|-------------|--|------------------------|------|-----|---------|-----|-----|---------|
| Homeless Services | Homeless | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 1079 | 903 | 83.69% | 188 | 232 | 123.40% |
| Homeless Services | Homeless | CDBG: \$ | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 9 | 7 | 77.78% | | | |
| Homeless Services | Homeless | CDBG: \$ | Homeless Person Overnight Shelter | Persons Assisted | 305 | 349 | 114.43% | 200 | 206 | 103.00% |
| Homeless Services | Homeless | CDBG: \$ | Homelessness Prevention | Persons Assisted | 605 | 485 | 80.17% | 76 | 159 | 209.21% |
| Improve Housing Stock | Affordable Housing Homeless Housing - Improve Substandard Housing | CDBG: \$ | Rental units rehabilitated | Household Housing Unit | 25 | 2 | 8.00% | 10 | 0 | 0.00% |
| Improve Housing Stock | Affordable Housing Homeless Housing - Improve Substandard Housing | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 25 | 21 | 84.00% | 5 | 5 | 100.00% |

| | | | | | | | | | | |
|-----------------------|---|----------|---|------------------------|-------|------|--------|------|------|--------|
| Improve Housing Stock | Affordable Housing Homeless Housing - Improve Substandard Housing | CDBG: \$ | Housing Code Enforcement/Foreclosed Property Care | Household Housing Unit | 16000 | 9595 | 59.97% | 4000 | 2691 | 67.28% |
|-----------------------|---|----------|---|------------------------|-------|------|--------|------|------|--------|

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Beloit utilized CDBG funds (2023 funds and prior year carry-over funds) to address the following objectives and priorities in 2023:

Improve Housing Stock

The following programs, which provided services that improved the housing stock for/of low/moderate income households, were funded:

- City of Beloit - Code Enforcement
- City of Beloit - Housing Rehabilitation Loan Program
- Community Action - Hackett and Merrill Neighborhood Clean-ups
- NeighborWorks Blackhawk Region - Direct Homeownership Assistance

Job Skills

Job skills and training programs received CDBG assistance to provide services to Beloit residents:

- Community Action – THRIVE program
- Project 16:49 – Robin House Transitional Living Project
- Stateline Literacy Council – Adult Literacy for Economic Prosperity
- Community Action – Merrill Community Center

Case Management Services

As part of their programming, the following Beloit CDBG funded programs received funds for case management services:

- Community Action - THRIVE program
- Community Action - Resources Navigator (NRSA)
- Community Action - Merrill Community Center (NRSA)
- ECHO - Emergency Eviction Prevention (City-Wide and NRSA)

- Family Promise of Greater Beloit - Emergency Shelter and Rental Assistance
- Family Services - Defy Domestic Abuse Beloit
- Family Services – Neighborhood Resilience Project Community Social Worker (NRSA)
- HealthNet - Primary, Dental, and Behavioral Healthcare to Beloit Residents
- Project 16:49 - Robin House
- Retired & Senior Volunteer Program of Rock County - Beloit Senior Volunteers
- The Salvation Army - Supportive Services

Addressing Priorities and Objectives Cont.

Homeless Services: The following Beloit CDBG funded programs provided assistance to homeless individuals and households or prevented homelessness: Beloit Meals on Wheels - Home Delivered Meals ECHO - Emergency Eviction Prevention (City-Wide and NRSA) Family Promise of Greater Beloit - Emergency shelter and rental assistance Family Services - Defy Domestic Abuse Beloit HealthNet - Primary, Dental, and Behavioral Healthcare to Beloit Residents Project 16:49 - Robin House The Salvation Army - Supportive Services Community Action - Resources Navigator (NRSA) Family Services - Neighborhood Resilience Project Community Social Worker (NRSA) Retired & Senior Volunteer Program of Rock County - Beloit Senior Volunteers Affordable Housing: The following Beloit CDBG funded programs provided assistance that enable more affordable housing: NeighborWorks Blackhawk Region - Homebuyer Assistance City of Beloit - Housing Rehab Loan Program Community Action - Resources Navigator (NRSA) Family Services - Neighborhood Resilience Project Community Social Worker (NRSA) The City of Beloit continued to experience low interest in the Housing Rehabilitation Loan Program in 2023. Many homeowners who have expressed interest in the program are weary of taking out a loan, particularly with high costs of supplies which requires homeowners to take out larger loans in order to address basic code and safety issues. The City's program does have guidelines to allow for a portion of the assistance to be grant funding and the other portion a low-

interest or deferred loan. This has been successful and 4 of the 5 owner-occupied rehab projects which took place in 2023 involved grant funding. Two of these projects were located within a NRSA neighborhood. The City will continue to evaluate its program and community needs in order to attract additional interest in the Housing Rehab Loan Program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

| | CDBG |
|---|-------------|
| White | 561 |
| Black or African American | 374 |
| Asian | 9 |
| American Indian or American Native | 2 |
| Native Hawaiian or Other Pacific Islander | 2 |
| Total | 948 |
| Hispanic | 204 |
| Not Hispanic | 837 |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table provided above does not include all racial categories reported for 2023 CDBG beneficiaries. The table below accurately reflects the racial composition of Beloit's 2023 CDBG beneficiaries.

| Race | 2023 CDBG Beneficiaries |
|---|--------------------------------|
| White | 561 |
| Black or African American | 374 |
| Asian | 9 |
| American Indian or Native American | 2 |
| Native Hawaiian or Other Pacific Islander | 61 |
| Black/African American and White | 26 |
| Total | 1,041 |
| Hispanic | 204 |
| Not Hispanic | 837 |

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | 678,559 | 854,924 |

Table 3 - Resources Made Available

Narrative

The City of Beloit reprogrammed unexpended CDBG-CV1 (\$28,347) and prior year CDBG funds (\$20,041.63) to support 2023 CDBG activities. Unexpended prior year funds which were carried over into 2023 were also expended, resulting in the amount expended exceeding the resources made available.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---------------------------|----------------------------------|---------------------------------|--|
| Census Tract 16 - Hackett | 9 | 10 | See below Approximately \$65,500 or 9.6% for each NRSA |
| Census Tract 18 - Merrill | 9 | 10 | See below Approximately \$65,500 or 9.6% for each NRSA |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Beloit has utilized two different approaches when referring to the expenditure of CDBG funding. There are two HUD approved Neighborhood Revitalization Strategy Areas that have been identified. In expending the funds, the City of Beloit has allocated \$131,000 or 19.3% of the total 2023 CDBG Budget of \$678,559 for services in the two NRSAs. The remainder of the funds were divided between other City-wide services.

Activities that were undertaken in the NRSAs include the Merrill Community Center (Senior and Youth Programming), Community Action Resources Navigator, Family Services Community Social Worker, two community clean-up events hosted by Community Action (one in each of the NRSAs), Direct Homeownership Assistance through NeighborWorks, as well as, Emergency Eviction Prevention through ECHO.

The City has historically offered a Housing Rehabilitation Loan Program which is available to property owners city-wide. After additional public outreach to assess needs in the NRSA neighborhoods, specific incentives were developed for properties within the two NRSAs. The housing stock located in both the

16th and 18th census tracts is among the oldest in the City and also containing the lowest assessed and market values. The City revised its underwriting guidelines for the Houring Rehab Loan program to allow a higher loan-to-value ratio within the two NRSA neighborhoods.

In addition, although the City of Beloit has a Code Enforcement program that completes inspections city wide, CDBG funds are utilized to fund only those conducted in the City's LMI census tracts. In 2023, \$164,100 of the annual grant was allocated for inspection and code enforcement activities.

Although these actions were not funded with CDBG monies, the City of Beloit Police Department completed the following actions to work towards goals identified in the NRSA:

1. Implemented Community Policing Strategies: Neighborhood based, problem oriented, and intelligence led.
2. Enhanced statistical data analysis in order to assist with crime analysis, goals, and strategic development.
3. Improved transparency and communication regarding crime and prevalence of crime.

Community Policing Strategies: To promote community partnerships and trust, the Beloit Police Department (BPD) continued partnership with the local Crime Stoppers non-profit which offers monetary rewards for anonymous tips which lead to the arrest of people who have committed crimes. To promote accessibility and community policing, a bike patrol unit was established and expanded in 2023. In 2023, the BPD also hosted a city-wide National night Out event designed to promote police community partnerships and strengthen neighborhoods by bringing together residents and personnel from the BPD and Beloit Fire Departments. Police officers also partnered on several other community events, and established regular visit with local Fresh Start (YouthBuild) students to foster positive relationships with at-risk youth.

Enhanced statistical data analysis: The BPD uses local data as well as information gained through its close partnership with Crime Stoppers to inform crime deterrent and response strategies.

Improved transparency and communication regarding crimes: The Beloit Police Department posted weekly crime stats, daily arrest logs, and updated information on most wanted individuals on the department website and shared important information on social media.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

A majority of the agencies that receive CDBG from the City of Beloit actually employ these funds as leverage for other funding sources. As such, there is a complimentary relationship between these federal funds and other funding sources.

Although there are no matching requirements for CDBG, the City and local agencies were able to leverage federal funding with the following resources:

- NeighborWorks Blackhawk Region - HOME, NSP, Federal Home Loan Bank, and private funding to provide down payment assistance to households in the City's targeted neighborhoods.
- Community Action received funding from multiple state and federal sources for its programs. The US Department of Labor Youthbuild programs, YouthBuild USA, Corporation for National and Community Services, State of Wisconsin Department of Children and Families, Community Service Block Grant, Foodshare Employment and Training (FSET), and the Affordable Care Act. In addition, Community Action receives private funding to supplement the THRIVE program and Merrill Community Center. United Way and the FSET programs supported the THRIVE program. Community Action also received NRSA funding to provide supportive services and assist in an emergency.
- Beloit's Business Community has continued to support local non-profits such as the Merrill Community Center, Community Action, the Stateline Literacy Council, and Project 16:49.
- Blackhawk Region United Way is a large supporter of many of the agencies that receive CDBG.
- The local religious community provided some funding. In addition, emergency shelter space has been provided for homelessness prevention, working closely in conjunction with Family Promise of Greater Beloit.
- The City of Beloit also received HOME funds through the Rock County Consortium. HOME funds are used to complement the City's private Capital Improvement funds, CDBG, and NSP funding for neighborhood improvements and housing rehabilitation initiatives.
- The City also partnered with the non-profit organization ACTS Housing to provide vacant tax foreclosure homes (pre-COVID foreclosures). ACTS works with households to become mortgage-ready and provides rehabilitation support and loans to rehab the property for buyers who want to live in those properties. ACTS Housing is funded entirely with private funding.
- In 2023, there was a total of \$40,585,097 worth of private investment throughout the City of

Beloit. In non-LMI areas the total investment was \$12,306,716, and in LMI neighborhoods the total private investment was \$28,278,381. This data was gathered through Building Permits issued.

- In 2023, there was a total of \$1,428,063 worth of public improvements made in LMI neighborhoods. These projects included parks improvements, converting underutilized tennis courts into pickleball courts, and watermain improvements in Census Tract 17 (\$821,081) and additional parks improvements and intersection reconstruction for improved traffic safety in Census Tract 18 (\$606,982).

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|---------------|------------|
| Number of Homeless households to be provided affordable housing units | 279 | 310 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Special-Needs households to be provided affordable housing units | 55 | 74 |
| Total | 334 | 384 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|------------|
| Number of households supported through Rental Assistance | 162 | 241 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 10 | 5 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 172 | 246 |

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Service providers were able to meet and exceed the majority of goals identified for 2023. Many agencies continue to experience disproportionate demand relative to their capacity for services, resulting in wait-lists for many organizations and higher than anticipated participant levels in 2023.

The City did not meet its overall goals for job training and life skills programming, which was largely due to the fact that two agencies which were funded did not expend any of their CDBG funding in 2023. This

is because they are smaller agencies which have no past experience administering federal funding, so the City has worked very closely with them to develop the appropriate administrative systems and will allow them to carry-over their 2023 awards into 2024. While these programs did not have any 2023 CDBG beneficiaries to report, they are both local, grassroots organizations which primarily serve African American youth in the community. Therefore, we feel it is well worth the time and staff support needed to help these programs be successful in administering their CDBG funding in order to achieve community goals and reach underserved populations.

Discuss how these outcomes will impact future annual action plans.

The City will continue to conduct outreach and technical support to agencies, particularly smaller agencies which provide important services to the community but do not have experience with administering federal funds. Providing training and support for these agencies has also enabled them to seek additional funding sources with confidence that the administrative systems they have established are sound, which will further enable them to expand their capacity and meet the needs of underserved youth and residents.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 668 | 0 |
| Low-income | 201 | 0 |
| Moderate-income | 120 | 0 |
| Total | 989 | 0 |

Table 7 – Number of Households Served

Narrative Information

CDBG funds in 2023 were used to assist 668 extremely low-income individuals, 201 low-income individuals, 120 moderate-income individuals, and 52 non-LMI residents. Therefore, approximately 95% of Beloit’s 2023 CDBG funds were used to assist LMI residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Beloit employed three specific strategies, building upon previously successful efforts, to address homelessness for the 2023 program year.

1. The City supported a Community Social Worker position (CSW) through Family Services. The CSW provided in-depth case management. This may have included the following services: mental health care, financial education, long term supportive services, emergency eviction prevention, and professional health care, among others.

2. Community Action's Resources Navigator (RN) position received continued support. The RN not only provided residents with information, but also provided support to them as they worked towards self-sufficiency.

3. Multiple local agencies received CDBG awards which were utilized to offer services and facilities for homeless persons in the City. In 2023, the following agencies received assistance so that homeless persons or persons at risk of homelessness could have resources: Beloit Meals on Wheels, Community Action, ECHO, Family Promise of Greater Beloit, Family Services of Southern Wisconsin and Northern Illinois, HealthNet, Project 16:49, Retired and Senior Volunteer Program of Rock County, and the Salvation Army.

Additionally, City staff actively participates in both the Homeless Intervention Task Force (HITF) and the Beloit Area Task Force on Homelessness. Both of these organizations work towards eliminating community silos and coordinating with each other to provide efficient services to Beloit residents.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Beloit has determined that there are three key components of a successful transition from homelessness to housed:

1. Long Term Case Management
2. Supportive Housing
3. Client Advocacy

As such, the City has continued to provide CDBG support to agencies that offer the aforementioned components hand-in-hand with facilities for homeless persons in Beloit.

Through CDBG, the City of Beloit was able to provide funding and support to Project 16:49's

Robin House Transitional Living Program. Unaccompanied, homeless female students between the ages of 17-21 are able to access a safe place to reside. While living at the Robin House, they are able to work towards completing their high school education and transition to independent living. Case managers address key issues with the residents during their stay: education, housing, employment/income, health, and social-emotional well being. Through this work, residents are offered a safe place to heal from any past trauma and become a more well-rounded individual prepared for independent living. This program has been so successful that Project 16:49 was able to open a second transitional living program in Janesville for male students in 2019.

The Defy Domestic Abuse Beloit program received funding for case management. Receiving not only emergency short term shelter, survivors also are able to access on-going case management after leaving the shelter.

As part of the work being completed under the NRSA, Community Action and Family Services were both able to offer assistance regarding emergency shelter (motel/hotel vouchers) to families in need through the Resources Navigator and Community Social Worker positions.

In 2023, Family Promise of Greater Beloit was able to provide emergency shelter to up to nine (9) families at one time through their shelter site which opened in 2022. In addition to providing emergency overnight shelter, Family Promise of Greater Beloit continued to offer emergency eviction prevention assistance and first month/security deposit assistance for clients. They continued their "Keys to a Better Tenancy" program to teach participants how to be more desirable tenants.

Beyond CDBG, the City's Housing Authority (BHA) provides Section 8 and Public Housing for eligible applicants. BHA provides a preference if an applicant is a "Graduate of a Transitional Housing Program within the last six months". As a result, transitional housing directors and the BHA have established a good working relationship to continue the cycle of stable housing for transitional housing participants.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As with many other communities around the country, the City of Beloit has a severe shortage of affordable housing units which makes it very difficult for service providers to identify stable housing opportunities for individuals and families they work with. This leads to it taking significantly longer for providers to help participants transition out of programs and into safe and stable housing, thus exacerbating the shortage of providers and resources resulting in wait-lists for the vast majority of programs funded through CDBG. Since it is significantly more difficult to find new housing than to maintain existing housing, the City allocated CDBG funds in 2023 to support several programs which provide emergency eviction prevention services to help individuals and families stay in their homes.

Several of these programs focused on Beloit's NRSA neighborhoods since these are areas with the highest concentrations of LMI residents and neighborhood stabilization was a central goal in the current NRSA Plan. Programs which provided emergency eviction prevention services in 2023 included:

- Community Action - Resources Navigator (NRSA)
- ECHO - Emergency Eviction Prevention (City-Wide and NRSA funding)
- Family Services - Neighborhood Resilience Project Community Social Worker (NRSA)
- The Salvation Army - Supportive Services (City-wide)

Helping LMI Individuals and Families Avoid Becoming Homeless cont.

In addition, tenants who receive housing assistance through Beloit Housing Authority's Section 8 and Public Housing programs are also eligible to participate in the Family Self-Sufficiency program. At the end of the FSS program, tenants will have successfully increased their earned income, reduced their dependence on assistance from welfare programs, and increased their self-sufficiency. Clients will work with one full-time FSS Coordinator to establish five-year employment and/or educational goals. The Beloit Housing Authority provides individuals and families the following resources to avoid homelessness: 131 public housing units and 603 Housing Choice Vouchers. In addition, in 2023 the BHA added a Homeless preference to its Public Housing and Housing Choice Voucher applications.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The transition from homelessness to permanent housing is far more complicated than simply finding safe and sanitary housing. One of the most impactful strategies has been implemented in the long-term case management and follow-up for clients through the following approaches:

1. Staff support for the Defy Domestic Abuse Beloit program. Survivors were able to access food, clothing, and support groups during their stay in the shelter. Staff also is available for assistance after survivors exited the shelter.
2. ECHO is able to offer up to three month's worth of rental assistance, security deposit assistance, or utility assistance.
3. Family Promise of Greater Beloit received staff support funding in addition to emergency eviction prevention and security deposit assistance. As part of their program, FPGB has also introduced an educational component, "Keys to Good Tenancy" with the goal of providing information to beneficiaries on ways to be better and more desirable tenants.
4. The City is an active member of the Homeless Intervention Task Force and attends monthly meetings.

Members of the Rock County Continuum of Care are members and share updates and organizational activity with the members.

5. The City also began attending the newly formed Beloit Area Task Force on Homelessness (BATFoH) group, which meets monthly. This group is comprised of representatives from local service providers, local governments, and the school districts. This has helped in identifying gaps in the housing assistance cycle, and creating a better system of collaboration amongst local agencies.

The NRSAs have permitted Community Action and Family Services to provide in-depth assistance to the highest priority low-moderate income households in the City's most vulnerable neighborhoods. In addition to education, the Community Social Worker and Resources Navigator positions were able to offer security deposits, emergency eviction prevention, and utility assistance to avoid homelessness. The CSW and RN provided support before, during, and after homelessness for these beneficiaries, and also help connect them with mental health and other necessary services to help them heal from past trauma and receive the support they need. This personalized one-on-one support has provided clients the opportunity to identify possible triggers and causes of homelessness beforehand.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The BHA meets residents' needs by providing various programs. The following opportunities were available to public housing residents during 2024: Family Self-Sufficiency Program (FSS) - Increase earned income and reduce the dependency on welfare assistance and rental subsidies. The term of this program is usually five years but can be extended for good cause if approved by the BHA. Special Programs Administrator- Connects residents with supportive services and activities that support their goal of economic independence and housing self-sufficiency. Housing Choice Voucher Program - The BHA administered 603 Housing Choice Vouchers. Through this program rent can be subsidized for eligible participants at participating rental units. The Beloit Housing Authority advertised available programs through local newspapers and radio stations. BHA staff have attended local senior, health, and family events to spread information about these opportunities.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

There are at three ways in which residents are encouraged to participate in homeownership. The first of which is the aforementioned Family Self-Sufficiency Program. Any eligible public housing resident or housing choice voucher participant can apply to the FSS program. Members of the FSS program are encouraged to determine their own educational and career goals. As the member's income increases, their portion of the rent increases accordingly. The BHA will deposit the difference in the rental amount in an escrow account that the FSS member can use for a down payment on a home upon successful their portion of the rent increases accordingly. The BHA will deposit the difference in the rental amount in an escrow account what is disbursed to the participant upon successful completion of the program. The second approach towards homeownership is a well-established relationship between the BHA and NeighborWorks Blackhawk Region. Residents are able to access education, information, and financial assistance. NeighborWorks Blackhawk Region is able to offer down payment and closing cost assistance to eligible households. Finally, ACTS Housing, a non-profit based out of Milwaukee, has established an office in Beloit. BHA residents are encouraged to work with ACTS, and in fact, in 2019 a BHA resident became the first successful FSS graduate to purchase a home through ACTS Housing.

Actions taken to provide assistance to troubled PHAs

BHA's Special Programs Administrator works one-on-one with participants to assist them in meeting their identified goals and objectives and reducing their dependence on social service programs. In addition, BHA's FSS Coordinator also works with public housing residents to link them with needed services to increase their economic dependence.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

During 2023, the City issued permits for 38 new single-family dwellings and no multi-family development permits. However, the City will be utilizing TIF Housing funds in 2024 to incentivize development of new affordable housing in the community, which remains a primary community concern and challenge to homeless and housing service providers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City utilized a multi-pronged approach to meeting underserved needs in 2023. The Division collaborated with local stakeholders, nonprofits, community leaders, businesses, and other interested parties to identify community needs and the strategies to be utilized.

Although sufficient funding is an obstacle to fully meeting underserved needs, the City of Beloit is strategic in allocation of resources in order to make the most with the limited resources awarded. In 2023, the City of Beloit supported the following activities and/or funded the following programs to address homelessness, transportation, affordable and sanitary housing, individual level case management, and employment training.:

1. Beloit Meals on Wheels - Ensure that seniors and/or disabled persons are able to remain homeowners as long as possible
2. Stateline Literacy Council - The support of adult literacy for persons with limited English proficiency to increase job skills and employability
3. Project 16:49 - Transitional Living Support for unaccompanied youth in Rock County
4. HealthNet - This organization provides medical, dental and behavioral healthcare at a rate clients can afford. This results in clients having the money necessary for rent or other financial needs.
5. Family Services - This organization offered case management for homeless survivors of domestic violence, and a NRSA specific initiative to provide in-depth case management for residents of one of Beloit's NRSA neighborhoods.
6. Family Promise of Greater Beloit - Emergency shelter, eviction prevention, and rental assistance
7. ECHO - Emergency eviction prevention
8. Community Action - This organization provided four different programs as a result of CDBG funding. The THRIVE program, a NRSA specific Resources Navigator, and the Merrill Community Center youth and senior programs.
9. City provided Housing Rehabilitation Loans to low-moderate income persons.
10. NeighborWorks Blackhawk Region - Down payment assistance, closing cost assistance, or low-dollar first mortgages.

11. Retired & Senior Volunteer Program - Beloit Seniors have access to free transportation to complete grocery shopping, attend doctor appointments, and other vital appointments.
12. Salvation Army - This program offered Emergency Eviction Prevention and rental assistance to avoid homelessness
13. Through HOME, acquisition, rehab, demo, reconstruction, and resale at Fair Market Value of housing units.
14. The Beloit Housing Authority operates a Family Self-Sufficiency program for Public Housing and Section 8 participants. This program provides training opportunities and intensive case management with the goal of increasing the family's income and reducing their dependence on public assistance programs.
15. Legal Action of Wisconsin worked closely with the City of Beloit to understand the needs of low-moderate income renters with regard to housing conditions. The organization assigned an attorney specifically to Beloit to work with residents who were experiencing inadequate or unsafe conditions in rental housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City's Housing Rehabilitation Loan Program (HRLP) performs rehab work as "presumed lead" on all projects in/on pre-1978 housing. All projects are performed utilizing lead safe work practices and qualified lead certified contractors. All projects are monitored and inspected by the City's Housing Rehab Construction Specialist or our Project Engineer, both of whom are lead certified.

Rock County Health Department refers residents and landlords with residential property within the City of Beloit that have had a child under 6 years old with elevated blood levels. HRLP staff work with the landlord or homeowner to identify the lead based paint hazard within the property, and provides the property owner with a loan, forgivable loan, deferred loan, or combination of the three in order to reduce or eliminate the lead based paint hazard. However, with the existence of DHS's "Lead Safe Homes" program, the Rock County Health Department referrals were submitted to the state for that grant funding rather than referred to the City's HRLP program. The Wisconsin Department of Health Services has a "Lead Safe Homes" program that offers repairs to households receiving Medicaid or BadgerCare Plus.

During 2023 the City's Housing Rehab Loan Program (HRLP) staff and the Division of Water Resources worked together on developing a program to eliminate private lead service lines used to carry drinking water to residential properties in anticipation of a grant provided through the DNR's Safe Drinking Water Loan Program. The City launched the program in 2022. In 2023, a total of 15 households were served with 16 located within a NRSA neighborhood. Although this project does not address lead based paint, we believe it is an important program that will reduce additional exposure to lead within our community. The Housing Rehab Loan Program staff will administer the program and will work with households to obtain an HRLP loan if needed to complete the project or address other issues within their home. Now that the program has been established, additional outreach will take place in 2024 to increase program participation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Beloit has undertaken various actions to reduce the number of poverty-level families. Through the Beloit Housing Authority, families have access to the Family Self-Sufficiency Program. This provides individual case management to enrollees to establish goals related to employment, education, finances, and homeownership. Additionally, the BHA enforces HUD's policy requiring public housing tenants to perform eight hours of community service per month (when the participating adult does not have a disability, is unemployed, and is not participating in any self-sufficiency activities). Residents are able to learn new skills through this practice.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Beloit is developing institutional structure that includes private industry, non-profit organizations, and public institutions to implement its housing and community development plan. As agency silos have been identified as an impediment to successfully serving the needs of Beloit residents, this structure has been improved immensely over 2023. There are four imperative efforts that the City is has implemented to develop and enhance coordination which are described below:

- **City Membership in the Homeless Intervention Task Force (HITF)** - This group consists of agencies and local government representatives from Rock and Walworth Counties. There are at least six meetings a year to share new resources, news, and updates relating to homelessness and other related services. This is also the Continuum of Care for Rock County so all City of Beloit CDBG Subrecipients must participate and coordinate with other agencies in the area.
- **City Participation in Beloit Task Force on Homelessness (BATFoH)** - This group consists of agencies, private industry representatives, government representatives that are focused on ending homelessness within the City of Beloit.
- **Rock County HOME Consortium** - The consortium enhances coordination between the City of Beloit and City of Janesville, specifically in regards to new, single family construction and rehab/resale projects.
- **City CDBG Funding of NRSA Neighborhood Resilience Project Community Social Worker and Resources Navigator** - These positions, funded through the two designated NRSAs, were established to be "the link" for residents and requested services. The goal was to have one or two dedicated staff persons in the community that Beloit residents could turn to for questions and information when help was needed. This can include, but is not limited to: mental health counseling, financial education, rental assistance, etc.

In 2019, the City moved the Public Transit Division from the Department of Public Work to the Community Development Department. This not only allows for much more input from the public and service provider agencies on Transit Development Plans (TDP), but also allows the Transit Division to consider the transportation needs outlined in the Consolidated Plan, Neighborhood Revitalization Strategy Area (NRSA) Plan, and Analysis of Impediments to Fair Housing (AI). In 2020 and 2021, Beloit Transit's fixed route system was completely revised to better serve the City's low-moderate income

census tracts, community centers, schools, and employment corridors. In 2023 the city conducted a microtransit study to analyze the possible impacts and benefits of offering a mix of fixed route and flexible public transportation options.

In addition, the City has placed informational brochures in the main lobby of City Hall relevant to homeownership opportunities, weatherization services, senior services, and others

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Public Housing and Section 8 participants are directly linked with Federal, State, and local service agencies through the Family Self-Sufficiency Program. These connections provide a variety of opportunities and resources to assist families in becoming more self-sufficient. A full time FSS coordinator is employed by the BHA to act as a liaison to link the agencies with the participants.

City Staff participates in the Homeless Intervention Task Force, which is composed of service agencies through-out Rock and Walworth Counties. Public Housing agencies are also members.

In 2020, the Beloit Area Task Force on Homelessness (BATFoH) was created and continues to work towards ending homelessness specifically within the City of Beloit. Service agencies, City Staff, and other relevant organizations are members of this group. As Beloit's struggles differ from other cities within Rock and Walworth Counties, this permits a more specialized approach than HITF. In 2023, the group worked to developed a shared Release of Informaiton (ROI) which would enable providers to come together and provide better coordinated support to homeless families and individuals. This approach is centered on identifying and addressing individual and family needs, and is referred to as "staffing the family." They were able to serve 14 families through this model in 2023.

The City has also made efforts to increase access to homeownership opportunities. This can be seen through partnerships with Community Action, NeighborWorks, ACTS Housing, and the Purchase/Rehab/Resale program that is being operated under the NRSA's efforts.

City Code Enforcement officials coordinate with the appropriate service agencies when they encounter situations outside of their realm on expertise. For example, in the event of hoarding or seniors unable to care for themselves, Code officials will contact Rock County's Aging and Disability Resource Center (ADRC).

The City of Beloit and City of Janesville both have Section 3 Plans with similar procedures, universal forms, and reports that can be utilized by Section 3 businesses and Section 3 residents in both communities. Due to the close proximity of the two cities, many contractors and residents work in both communities.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's Analysis of Impediments to Fair Housing was completed in 2019. The Equal Opportunities Commission (EOC) began strategizing goals and action steps to address impediments identified in the Analysis. Due to consistent difficulties in achieving a quorum to hold EOC meetings in 2022, in 2023 the City reduced the required quorum size by one. This change helped tremendously, and the EOC has since been able to hold all regularly scheduled meetings with a quorum of members present.

Actions taken to address impediments to fair housing in 2023 included:

- The EOC drafted a Request for Proposals (RFP) for Fair Housing public education, training, and testing services. The RFP will be released in early 2024.
- Legal Action of Wisconsin hosted community education events, as well as trainings for service providers to build broader awareness and understanding of tenant rights.
- The City funded Legal Action of Wisconsin through ARPA funding to assist households experiencing evictions and/or unsafe property conditions. Legal Action offers free legal advice, assistance and representation in court depending on the needs of the participant.

In addition to working towards action steps, the EOC also administers and enforces the City's local Fair Housing Ordinance. Fair Housing complaints are received by City Staff, referred to an Investigator, and conciliation/mediation is facilitated if necessary. The EOC will hear administrative appeals regarding determinations of probable cause and conducts full hearings when needed to determine whether housing discrimination has occurred. The EOC has the authority to impose fines and award damages.

In 2023, the City received a total of four complaints. Two of the four cases were landlord/tenant issues and the complainants decided not to move forward with filing a formal complaint. Both were referred to Legal Action of Wisconsin for free legal assistance. One of the cases involved a property with a Section 8 voucher, and was therefore referred to the State of WI. The City received notice in early 2024 that this case was dismissed by the DWD Equal Rights Division. The final case was referred to the independent investigation firm the City of Beloit contracts with, who conducted interviews with both the complainant and respondent. Ultimately, the investigation found that there was no probable cause for discrimination by the independent investigators and reviewed by the City Attorney's office for concurrence. Both the complainant and respondent were notified of the appeal period, and no appeal of the decision was received.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As part of the CDBG subrecipient application process, applicants are required to document the manner in which their proposed program will comply with National Objectives, Eligible Project Types, and local funding priorities. City staff review every application and project description to ensure that the project, if funded, will further the plan.

As a condition of receiving the CDBG award, subrecipients understand and agree to quarterly reporting to the City in regards to their services. During the quarterly reviews, city staff monitors activities the subrecipients have taken thus far and addresses any compliance issues that arise. All draw requests must include back-up documentation which is also reviewed by City staff before approving reimbursements for CDBG funded activities.

The City also conducts on-site annual monitoring of all its subrecipients. During the monitoring visit, staff will review client and financial files to ensure long term compliance with CDBG requirements. In 2023, monitoring was conducted to review subrecipient for PY2022 and completed CDBG-CV activities.

During the most recent Consolidated Planning process it was determined that there was less of a need for large economic development loans and more of a need for smaller business loans. The City was able to offer CDBG funding to WWBIC, to provide loans and grants to small businesses and micro-enterprises through the CARES funding as well as our annual CDBG funds.

With the the City of Beloit's most recent Consolidated Plan, we expanded our approach to public input. In addition to hosting traditional public meetings at City owned locations and providing surveys, City staff conducted and increased and comprehensive community outreach through attending community events. This has expanded the demographics of individuals that have contributed to the planning process. In addition, City staff has begun holding and attending public outreach meetings each year to understand gaps in service and the changing needs in the community during the span of the Consolidated Plan.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to

comment on performance reports.

When the CAPER is available for comment, the City of Beloit publishes a notice in the Beloit Daily News and the City of Beloit website. Copies are also made available at City Hall and Beloit Public Library. There is a thirty (30) day public review period, two public hearings are held, and a presentation on CDBG accomplishments is presented before the Community Development Authority (CDA) Board and City Council in conjunction with the public hearings. Any public comments received during the public review period, public hearing, or presentation are incorporated into the CAPER before being submitted.

In 2024, the public review period was held from February 28 to March 28. City Council held a public hearing on March 18, 2024 in conjunction with a presentation of 2023 CDBG accomplishments. The public hearing was noticed according to requirements established in the City's Citizen Participation Plan. No public comments were received during the public hearing. The final CAPER was submitted to HUD on March 29, 2024 following the 30-day public comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Beloit does not foresee many substantial changes to our objectives. At the core, we are committed to providing safe, sanitary housing to residents, assist/prevent homelessness, create/retain jobs, increase property values/improve housing stock, and assisting special needs populations. This being said, the City recognizes that the methods for meeting these goals evolve and morph over time as well as current life events.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Beloit does not foresee many substantial changes to our objectives. At the core, we are committed to providing safe, sanitary housing to residents, assist/prevent homelessness, create/retain jobs, increase property values/improve housing stock, and assisting special needs populations. This being said, the City recognizes that the methods for meeting these goals evolve and morph over time as well as current life events.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities | 0 | 0 | 0 | 0 | 0 |
| Total Labor Hours | | | | | |
| Total Section 3 Worker Hours | | | | | |
| Total Targeted Section 3 Worker Hours | | | | | |

Table 8 – Total Labor Hours

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|-------------|-------------|------------|--------------|------------|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | | | | | |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | | | | | |
| Direct, on-the job training (including apprenticeships). | | | | | |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | | | | | |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | | | | | |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | | | | | |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | | | | | |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | | | | | |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | | | | | |
| Held one or more job fairs. | | | | | |
| Provided or connected residents with supportive services that can provide direct services or referrals. | 241 | | | | |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | | | | | |
| Assisted residents with finding child care. | | | | | |
| Assisted residents to apply for, or attend community college or a four year educational institution. | | | | | |
| Assisted residents to apply for, or attend vocational/technical training. | | | | | |
| Assisted residents to obtain financial literacy training and/or coaching. | | | | | |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | | | | | |
| Provided or connected residents with training on computer use or online technologies. | | | | | |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | | | | | |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | | | | | |

| | | | | | |
|--------|--|--|--|--|--|
| Other. | | | | | |
|--------|--|--|--|--|--|

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

- The Community Action Resources Navigator and Neighborhood Resilience Project Community Social Worker worked with individuals and families to identify their unique needs and barriers to meeting those needs, and provided direct services as well as referrals to other community resources.
- All of the Request for Proposals (RFP) have Section 3 information and certification documents in them.
- All RFPs are sent to the Beloit Housing Authority. The BHA is the Public Housing Authority in the community.
- All contracts require businesses to complete the Section 3 certification document indicating whether they are a Section 3 business concern.
- All construction projects over \$200,000 had Section 3 posters posted at the job site.
- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.

Attachment

PR26 Report (2023)

| | | |
|---|--|----------------|
|  | Office of Community Planning and Development | DATE: 03-27-24 |
| | U.S. Department of Housing and Urban Development | TIME: 14:04 |
| | Integrated Disbursement and Information System | PAGE: 1 |
| | PR26 - CDBG Financial Summary Report | |
| | Program Year 2023 | |

BELOIT, WI

PART I: SUMMARY OF CDBG RESOURCES

| | |
|---|------------|
| 01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR | 0.00 |
| 02 ENTITLEMENT GRANT | 568,559.00 |
| 03 SURPLUS URBAN RENEWAL | 0.00 |
| 04 SECTION 108 GUARANTEED LOAN FUNDS | 0.00 |
| 05 CURRENT YEAR PROGRAM INCOME | 145,800.53 |
| 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE) | 0.00 |
| 06 FUNDS RETURNED TO THE LINE-OF-CREDIT | 0.00 |
| 06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT | 0.00 |
| 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE | 0.00 |
| 08 TOTAL AVAILABLE (SUM, LINES 01-07) | 714,359.53 |

PART II: SUMMARY OF CDBG EXPENDITURES

| | |
|--|--------------|
| 09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | 705,512.51 |
| 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT | 0.00 |
| 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10) | 705,512.51 |
| 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION | 149,411.15 |
| 13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS | 0.00 |
| 14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES | 0.00 |
| 15 TOTAL EXPENDITURES (SUM, LINES 11-14) | 854,923.66 |
| 16 UNEXPENDED BALANCE (LINE 08 - LINE 15) | (140,564.13) |

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

| | |
|--|------------|
| 17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS | 16,791.63 |
| 18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING | 0.00 |
| 19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES | 688,720.88 |
| 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT | 0.00 |
| 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20) | 705,512.51 |
| 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11) | 100.00% |

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

| | |
|---|---------|
| 23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION | PY: PY: |
| 24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION | 0.00 |
| 25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS | 0.00 |
| 26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24) | 0.00% |

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

| | |
|---|--------------|
| 27 DISBURSED IN IDIS FOR PUBLIC SERVICES | 253,792.32 |
| 28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR | 0.00 |
| 29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR | 0.00 |
| 30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS | (164,164.67) |
| 31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30) | 89,627.65 |
| 32 ENTITLEMENT GRANT | 568,559.00 |
| 33 PRIOR YEAR PROGRAM INCOME | 139,042.02 |
| 34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP | 0.00 |
| 35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34) | 707,601.02 |
| 36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35) | 12.67% |

PART V: PLANNING AND ADMINISTRATION (PA) CAP

| | |
|--|------------|
| 37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION | 149,411.15 |
| 38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR | 0.00 |
| 39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR | 0.00 |
| 40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS | (6,550.00) |
| 41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40) | 142,861.15 |
| 42 ENTITLEMENT GRANT | 568,559.00 |
| 43 CURRENT YEAR PROGRAM INCOME | 145,800.53 |
| 44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP | 0.00 |
| 45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44) | 714,359.53 |
| 46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45) | 20.00% |



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Target Area Type | Drawn Amount |
|--------------|--------------|---------------|----------------|---|-------------|--------------------|------------------|--------------------|
| 2022 | 6 | 1114 | 6801498 | NWR - DPA - NRSA - 2022 | 05R | LMHSP | Strategy area | \$13,958.37 |
| 2022 | 6 | 1114 | 6859537 | NWR - DPA - NRSA - 2022 | 05R | LMHSP | Strategy area | \$2,833.25 |
| | | | | | 05R | Matrix Code | | \$16,791.63 |
| 2023 | 3 | 1141 | 6754610 | Z - 1130 Jackson Street - Single Family Rehab | 14A | LWH | Strategy area | \$10,285.00 |
| 2023 | 3 | 1141 | 6827012 | Z - 1130 Jackson Street - Single Family Rehab | 14A | LWH | Strategy area | \$15,420.00 |
| | | | | | 14A | Matrix Code | | \$25,705.00 |
| Total | | | | | | | | \$42,496.63 |

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|---|-------------|--------------------|---------------------|
| 2023 | 4 | 1159 | 6859537 | BMOW - Home Delivered Meals - 2023 | 05A | LWC | \$1,539.00 |
| | | | | | 05A | Matrix Code | \$1,539.00 |
| 2023 | 4 | 1155 | 6859537 | RSVP - Beloit Senior Volunteers - 2023 | 05E | LWC | \$7,411.00 |
| | | | | | 05E | Matrix Code | \$7,411.00 |
| 2023 | 4 | 1152 | 6827012 | FS - DEFY - 2023 | 05G | LWC | \$5,454.77 |
| 2023 | 4 | 1152 | 6859537 | FS - DEFY - 2023 | 05G | LWC | \$7,058.23 |
| | | | | | 05G | Matrix Code | \$12,513.00 |
| 2023 | 4 | 1154 | 6827012 | SLC - Economic Prosperity - 2023 | 05H | LWC | \$8,501.21 |
| 2023 | 4 | 1154 | 6859537 | SLC - Economic Prosperity - 2023 | 05H | LWC | \$2,086.70 |
| | | | | | 05H | Matrix Code | \$10,587.91 |
| 2023 | 4 | 1151 | 6859537 | HealthNet - Medical/Dental Access - 2023 | 05M | LWC | \$9,962.00 |
| | | | | | 05M | Matrix Code | \$9,962.00 |
| 2023 | 6 | 1167 | 6859537 | ECHO - NRSA - Eviction Prevention - 2023 | 05Q | LWC | \$8,000.00 |
| | | | | | 05Q | Matrix Code | \$8,000.00 |
| 2022 | 6 | 1122 | 6827012 | CAI - Merrill Neighborhood Clean-up - 2022 | 05V | LMA | \$4,000.00 |
| 2023 | 6 | 1161 | 6859537 | CAI - Hackett Neighborhood Clean-up - 2023 | 05V | LMA | \$4,000.00 |
| 2023 | 6 | 1162 | 6859537 | CAI - Merrill Neighborhood Clean-up - 2023 | 05V | LMA | \$4,000.00 |
| | | | | | 05V | Matrix Code | \$12,000.00 |
| 2022 | 6 | 1140 | 6754610 | FS - Neighborhood Resilience Project - 2022 | 05Z | LMA | \$40,000.00 |
| 2023 | 4 | 1156 | 6827012 | Project 16-49 - Robin House - 2023 | 05Z | LWC | \$6,230.84 |
| 2023 | 4 | 1156 | 6859537 | Project 16-49 - Robin House - 2023 | 05Z | LWC | \$3,244.77 |
| 2023 | 4 | 1163 | 6859537 | CAI - THRIVE - 2023 | 05Z | LWC | \$6,282.50 |
| 2023 | 4 | 1169 | 6859537 | PPGB - Eviction Prevention and Emergency Shelter for Homeless Families - 2023 | 05Z | LWC | \$15,065.00 |
| 2023 | 6 | 1158 | 6859537 | FS - Neighborhood Resilience Project - 2023 | 05Z | LWC | \$47,500.00 |
| 2023 | 6 | 1164 | 6859537 | CAI - Merrill Community Center - 2023 | 05Z | LMA | \$15,000.00 |
| 2023 | 6 | 1165 | 6859537 | CAI - Resources Navigator - 2023 | 05Z | LMA | \$41,864.67 |
| | | | | | 05Z | Matrix Code | \$174,987.78 |
| 2023 | 3 | 1141 | 6754610 | Z - 1130 Jackson Street - Single Family Rehab | 14A | LWH | \$10,285.00 |
| 2023 | 3 | 1141 | 6827012 | Z - 1130 Jackson Street - Single Family Rehab | 14A | LWH | \$15,420.00 |
| 2023 | 3 | 1142 | 6754610 | Z - 1206 Townline Ave - SF Rehab | 14A | LWH | \$12,470.00 |
| 2023 | 3 | 1142 | 6796544 | Z - 1206 Townline Ave - SF Rehab | 14A | LWH | \$9,605.00 |
| 2023 | 3 | 1142 | 6827012 | Z - 1206 Townline Ave - SF Rehab | 14A | LWH | \$2,800.00 |
| 2023 | 3 | 1143 | 6754610 | Z - 1323 Prairie Avenue - SF Rehab | 14A | LWH | \$10,250.00 |
| 2023 | 3 | 1143 | 6796544 | Z - 1323 Prairie Avenue - SF Rehab | 14A | LWH | \$10,050.00 |
| 2023 | 3 | 1144 | 6754610 | Z - 453 Central Avenue - SF Rehab | 14A | LWH | \$8,000.00 |
| 2023 | 3 | 1144 | 6827012 | Z - 453 Central Avenue - SF Rehab | 14A | LWH | \$5,800.00 |
| 2023 | 3 | 1144 | 6859537 | Z - 453 Central Avenue - SF Rehab | 14A | LWH | \$3,325.00 |
| 2023 | 3 | 1171 | 6859537 | Z - 1111 Roosevelt Ave - SF Rehab | 14A | LWH | \$15,491.50 |
| | | | | | 14A | Matrix Code | \$103,496.50 |
| 2023 | 3 | 1150 | 6827012 | COB - Housing Rehab Loan Administration - 2023 | 14H | LWH | \$91,312.28 |
| 2023 | 3 | 1150 | 6859537 | COB - Housing Rehab Loan Administration - 2023 | 14H | LWH | \$21,034.66 |
| | | | | | 14H | Matrix Code | \$112,346.94 |
| 2022 | 1 | 1119 | 6796544 | COB - Code Enforcement - 2022 | 15 | LMA | \$53,880.86 |
| 2023 | 1 | 1148 | 6827012 | COB - Code Enforcement - 2023 | 15 | LMA | \$131,995.89 |
| | | | | | 15 | Matrix Code | \$185,876.75 |
| 2021 | 6 | 1097 | 6796544 | WWBC - Small Business Assistance - 2021 | 18C | LWCMC | \$20,000.00 |



Office of Community Planning and Development
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| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|------------------------------------|-------------|--------------------|---------------------|
| 2021 | 5 | 1136 | 6796544 | WWBIC - Wisconsin Contigo - 2021 | 18C | LMI | \$10,000.00 |
| 2021 | 5 | 1137 | 6796544 | WWBIC - AL-TT's Hair Studio - 2021 | 18C | LMI | \$10,000.00 |
| 2021 | 5 | 1138 | 6796544 | WWBIC - El Lugar - 2021 | 18C | LMI | \$10,000.00 |
| Total | | | | | | | \$60,000.00 |
| | | | | | | | \$688,720.88 |

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity to prevent, prepare for, and respond to Coronavirus | Activity Name | Grant Number | Fund Type | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|--|---|--------------|-----------|-------------|------------------------|---------------------|
| 2023 | 4 | 1159 | 6859537 | No | BMOW - Home Delivered Meals - 2023 | B23MC550013 | EN | 05A | LMC | \$1,539.00 |
| | | | | | | | | | 05A Matrix Code | \$1,539.00 |
| 2023 | 4 | 1155 | 6859537 | No | RSVP - Beloit Senior Volunteers - 2023 | B23MC550013 | EN | 05E | LMC | \$7,411.00 |
| | | | | | | | | | 05E Matrix Code | \$7,411.00 |
| 2023 | 4 | 1152 | 6827012 | No | FS - DEFY - 2023 | B23MC550013 | EN | 05G | LMC | \$5,454.77 |
| 2023 | 4 | 1152 | 6859537 | No | FS - DEFY - 2023 | B23MC550013 | EN | 05G | LMC | \$7,058.23 |
| | | | | | | | | | 05G Matrix Code | \$12,513.00 |
| 2023 | 4 | 1154 | 6827012 | No | SLC - Economic Prosperity - 2023 | B23MC550013 | EN | 05H | LMC | \$8,901.21 |
| 2023 | 4 | 1154 | 6859537 | No | SLC - Economic Prosperity - 2023 | B23MC550013 | EN | 05H | LMC | \$2,085.70 |
| | | | | | | | | | 05H Matrix Code | \$10,987.91 |
| 2023 | 4 | 1151 | 6859537 | No | HealthNet - Medical/Dental Access - 2023 | B23MC550013 | EN | 05M | LMC | \$9,962.00 |
| | | | | | | | | | 05M Matrix Code | \$9,962.00 |
| 2023 | 6 | 1167 | 6859537 | No | ECHO - NRSA - Eviction Prevention - 2023 | B23MC550013 | EN | 05Q | LWC | \$8,000.00 |
| | | | | | | | | | 05Q Matrix Code | \$8,000.00 |
| 2022 | 6 | 1114 | 6801498 | No | NWBR - DPA - NRSA - 2022 | B22MC550013 | EN | 05R | LMIHSP | \$13,958.37 |
| 2022 | 6 | 1114 | 6859537 | No | NWBR - DPA - NRSA - 2022 | B22MC550013 | EN | 05R | LMIHSP | \$2,833.26 |
| | | | | | | | | | 05R Matrix Code | \$16,791.63 |
| 2022 | 6 | 1122 | 6827012 | No | CAI - Merrill Neighborhood Clean-up - 2022 | B22MC550013 | EN | 05V | LMA | \$4,000.00 |
| 2023 | 6 | 1161 | 6859537 | Yes | CAI - Hackett Neighborhood Clean-up - 2023 | B23MC550013 | EN | 05V | LMA | \$4,000.00 |
| 2023 | 6 | 1162 | 6859537 | No | CAI - Merrill Neighborhood Clean-up - 2023 | B23MC550013 | EN | 05V | LMA | \$4,000.00 |
| | | | | | | | | | 05V Matrix Code | \$12,000.00 |
| 2022 | 6 | 1140 | 6754610 | No | FS - Neighborhood Resilience Project - 2022 | B22MC550013 | EN | 05Z | LMA | \$40,000.00 |
| 2023 | 4 | 1156 | 6827012 | No | Project 16:49 - Robin House - 2023 | B23MC550013 | EN | 05Z | LWC | \$6,230.84 |
| 2023 | 4 | 1156 | 6859537 | No | Project 16:49 - Robin House - 2023 | B23MC550013 | EN | 05Z | LWC | \$3,244.77 |
| 2023 | 4 | 1163 | 6859537 | No | CAI - THRIVE - 2023 | B23MC550013 | EN | 05Z | LWC | \$6,282.50 |
| 2023 | 4 | 1169 | 6859537 | No | FPGB - Eviction Prevention and Emergency Shelter for Homeless Families - 2023 | B23MC550013 | EN | 05Z | LWC | \$15,065.00 |
| 2023 | 6 | 1158 | 6859537 | No | FS - Neighborhood Resilience Project - 2023 | B23MC550013 | EN | 05Z | LWC | \$47,500.00 |
| 2023 | 6 | 1164 | 6859537 | No | CAI - Merrill Community Center - 2023 | B23MC550013 | EN | 05Z | LMA | \$15,000.00 |
| 2023 | 6 | 1165 | 6859537 | No | CAI - Resources Navigator - 2023 | B23MC550013 | EN | 05Z | LMA | \$41,664.67 |
| | | | | | | | | | 05Z Matrix Code | \$174,987.78 |
| | | | | | | | | | No | \$249,792.32 |
| | | | | | | | | | Yes | \$4,000.00 |
| Total | | | | | | | | | \$253,792.32 | |

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|-------------------------------------|------------------------|--------------------|---------------------|
| 2023 | 2 | 1149 | 6827012 | COB - Program Administration - 2023 | 21A | | \$144,453.59 |
| | | | | | 21A Matrix Code | | \$144,453.59 |
| 2021 | 2 | 1050 | 6796544 | COB - Fair Housing - 2021 | 21D | | \$3,055.09 |
| 2021 | 2 | 1050 | 6827012 | COB - Fair Housing - 2021 | 21D | | \$594.07 |
| 2021 | 2 | 1050 | 6859537 | COB - Fair Housing - 2021 | 21D | | \$958.96 |
| 2022 | 2 | 1110 | 6859537 | COB - Fair Housing - 2022 | 21D | | \$349.44 |
| | | | | | 21D Matrix Code | | \$4,957.56 |
| Total | | | | | | | \$149,411.15 |

PR26-CV Report (2023)



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG-CV Financial Summary Report
 BELOIT , WI

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| | |
|--|------------|
| PART I: SUMMARY OF CDBG-CV RESOURCES | |
| 01 CDBG-CV GRANT | 549,358.00 |
| 02 FUNDS RETURNED TO THE LINE-OF-CREDIT | 0.00 |
| 03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT | 0.00 |
| 04 TOTAL CDBG-CV FUNDS AWARDED | 549,358.00 |
| PART II: SUMMARY OF CDBG-CV EXPENDITURES | |
| 05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | 475,499.66 |
| 06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION | 10,150.00 |
| 07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS | 0.00 |
| 08 TOTAL EXPENDITURES (SUM, LINES 05 - 07) | 485,649.66 |
| 09 UNEXPENDED BALANCE (LINE 04 - LINE8) | 63,708.34 |
| PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT | |
| 10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS | 25,355.00 |
| 11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING | 0.00 |
| 12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES | 475,499.66 |
| 13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12) | 500,854.66 |
| 14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05) | 475,499.66 |
| 15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14) | 105.33% |
| PART IV: PUBLIC SERVICE (PS) CALCULATIONS | |
| 16 DISBURSED IN IDIS FOR PUBLIC SERVICES | 283,833.00 |
| 17 CDBG-CV GRANT | 549,358.00 |
| 18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17) | 51.67% |
| PART V: PLANNING AND ADMINISTRATION (PA) CAP | |
| 19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION | 10,150.00 |
| 20 CDBG-CV GRANT | 549,358.00 |
| 21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20) | 1.85% |



LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount | |
|-----------|--------------|---------------|---|---|--|--------------------|--------------|-------------|
| 2020 | 12 | 1038 | 6478748 | CDBG- CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$13,546.60 | |
| | | | 6520595 | CDBG- CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$23,602.20 | |
| | | | 6590205 | CDBG- CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$6,833.20 | |
| | | | 6714612 | CDBG- CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$18.00 | |
| | | | 6421452 | CDBG- CV - Family Services - Motel/Hotel Vouchers for Survivors of DV | 05G | LMC | \$2,308.78 | |
| | | 6423385 | CDBG- CV - Family Services - Motel/Hotel Vouchers for Survivors of DV | 05G | LMC | \$7,450.93 | | |
| | | 6478748 | CDBG- CV - Family Services - Motel/Hotel Vouchers for Survivors of DV | 05G | LMC | \$240.29 | | |
| | | 1040 | 6478748 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$3,694.41 | |
| | | | 6520595 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$2,375.95 | |
| | | | 6552311 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$2,686.73 | |
| | | | 6590205 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$2,402.38 | |
| | | | 6620148 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$4,950.74 | |
| | | | 6714612 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$10,365.29 | |
| | | | 6754610 | CDBG- CV - LAW - Legal Assistance | 05C | LMC | \$19,510.50 | |
| | | 1041 | 6421452 | CDBG- CV - CAI - Eviction Prevention | 05Q | LMC | \$8,635.59 | |
| | | | 6456106 | CDBG- CV - CAI - Eviction Prevention | 05Q | LMC | \$21,575.82 | |
| | | | 6478748 | CDBG- CV - CAI - Eviction Prevention | 05Q | LMC | \$23,788.59 | |
| | | 1043 | 6478748 | CDBG- CV - CAI Emergency Food Access - Hackett | 05W | LMA | \$6,715.00 | |
| | | 1044 | 6478748 | CDBG- CV - CAI Emergency Food Access - Merrill | 05W | LMA | \$6,715.00 | |
| | | 1086 | 6689192 | CAI - CV3 - Eviction/Homelessness Prevention | 05Q | LMC | \$30,070.00 | |
| | | 13 | 1036 | 6714612 | CDBG-CV - WWBIC - Direct Delivery Expenses | 18B | LMJ | \$15,000.00 |
| | | | 1070 | 6714612 | CV - WWBIC - Walnut Creek Apparel - Forgivable Loan | 18A | LMJ | \$10,000.00 |
| | | | 1071 | 6714612 | CV - WWBIC - Christopher's Fine Jewelry - Economic Development | 18A | LMJ | \$10,000.00 |
| | | | 1072 | 6714612 | CV - WWBIC - Rockys Supermarket - Economic Development | 18A | LMJ | \$10,000.00 |
| | | | 1073 | 6714612 | CV - WWBIC - First Class Cosmetology School - Forgivable Loan | 18A | LMJ | \$10,000.00 |
| | | | 1074 | 6714612 | CV - WWBIC - Beloit Villager - Forgivable Loan | 18A | LMJ | \$10,000.00 |
| | | | 1083 | 6714612 | CV - WWBIC - Stateline Mental Health - ED | 18A | LMJ | \$10,000.00 |
| | | | 1084 | 6714612 | CV - WWBIC - Bitter's Pub LLC - ED | 18A | LMJ | \$8,333.33 |
| | | | 1085 | 6714612 | CV - WWBIC - Pizzazz | 18A | LMJ | \$8,333.33 |
| | | | 1126 | 6796548 | CV3 - WWBIC - Eye of Overview | 18C | LMJ | \$8,500.00 |
| | 1127 | | 6796548 | CV3 - WWBIC - Evendtor, LLC | 18C | LMJ | \$8,500.00 | |
| | 1128 | | 6796548 | CV3 - WWBIC - Dream Noción, LLC | 18C | LMJ | \$8,500.00 | |
| | 1129 | | 6796548 | CV3 - WWBIC - Christoff & Associates | 18C | LMJ | \$8,500.00 | |
| | 1130 | | 6796548 | CV3 - WWBIC - Chic & Unique Boutique | 18C | LMJ | \$8,500.00 | |
| | 1131 | | 6796548 | CV3 - WWBIC - Casique Hopple, LLC | 18C | LMJ | \$8,500.00 | |
| | 1132 | 6796548 | CV3 - WWBIC - Beloit Hand Wash | 18C | LMJ | \$8,500.00 | | |
| | 1133 | 6796548 | CV3 - WWBIC - Young Heart Childcare | 18C | LMJ | \$8,500.00 | | |



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| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|--|-------------|--------------------|---------------------|
| 2020 | 13 | 1134 | 6796548 | CV3 - WWBIC - Dream Nails | 18C | LMJ | \$8,500.00 |
| | | 1135 | 6796548 | CV3 - WWBIC - Manes & Blinks by Kat | 18C | LMJ | \$8,500.00 |
| 2022 | 4 | 1100 | 6714612 | BMOW - Home Delivered Meals - 2022 - Reprogrammed CV1 | 05A | LMC | \$10,000.00 |
| | | 1102 | 6796546 | ECHO - Eviction/Homelessness Prevention - 2022 - Reprogrammed CV1 | 05Q | LMC | \$10,000.00 |
| | | 1103 | 6754610 | FPGB - Emergency Shelter for Homeless Families - 2022 - Reprogrammed CV3 | 05Z | LMCSV | \$10,000.00 |
| | | 1104 | 6726215 | HealthNet - Primary, Dental, and Behavioral Healthcare - 2022 - Reprogrammed CV1 | 05M | LMC | \$10,000.00 |
| | | 1108 | 6714612 | Salvation Army - Supportive Services - 2022 - Reprogrammed CV1 | 05Q | LMC | \$7,963.00 |
| | | | 6726215 | Salvation Army - Supportive Services - 2022 - Reprogrammed CV1 | 05Q | LMC | \$2,037.00 |
| | 5 | 1124 | 6796548 | WWBIC - Small Business Assistance - 2022 - Reprogrammed CV3 | 18A | LMJ | \$15,000.00 |
| | 6 | 1115 | 6796546 | ECHO - Rent Assistance - NRSA - 2022 - Reprogrammed CV1 | 05Q | LMC | \$3,397.57 |
| | | | 6827012 | ECHO - Rent Assistance - NRSA - 2022 - Reprogrammed CV1 | 05Q | LMC | \$4,602.43 |
| 2023 | 4 | 1153 | 6859549 | Salvation Army - Supportive Services - 2023 (Reprogrammed CV1) | 05Q | LMC | \$9,962.00 |
| | | 1160 | 6859549 | BMOW - Home Delivered Meals - 2023 (Reprogrammed CV1) | 05A | LMC | \$8,423.00 |
| | | 1166 | 6859549 | ECHO - City-Wide Eviction Prevention - 2023 (Reprogrammed CV1) | 05Q | LMC | \$9,962.00 |
| Total | | | | | | | \$475,499.66 |

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|--|-------------|--------------------|---------------------|
| 2020 | 12 | 1038 | 6478748 | CDBG - CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$13,546.80 |
| | | | 6520595 | CDBG - CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$23,602.20 |
| | | | 6590205 | CDBG - CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$6,833.20 |
| | | | 6714612 | CDBG - CV - HealthNet - COVID-19 Assistance | 05M | LMC | \$18.00 |
| | | 1039 | 6421452 | CDBG - CV - Family Services - Motel/Hotel Vouchers for Survivors of DV | 05G | LMC | \$2,308.78 |
| | | | 6423385 | CDBG - CV - Family Services - Motel/Hotel Vouchers for Survivors of DV | 05G | LMC | \$7,450.93 |
| | | | 6478748 | CDBG - CV - Family Services - Motel/Hotel Vouchers for Survivors of DV | 05G | LMC | \$240.29 |
| | | 1040 | 6478748 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$3,694.41 |
| | | | 6520595 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$2,375.95 |
| | | | 6552311 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$2,686.73 |
| | | | 6590205 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$2,402.38 |
| | | | 6620148 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$4,950.74 |
| | | | 6714612 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$10,365.29 |
| | | | 6754610 | CDBG - CV - LAW - Legal Assistance | 05C | LMC | \$19,510.50 |
| | | 1041 | 6421452 | CDBG - CV - CAI - Eviction Prevention | 05Q | LMC | \$8,635.59 |
| | | | 6456106 | CDBG - CV - CAI - Eviction Prevention | 05Q | LMC | \$21,575.82 |
| | | | 6478748 | CDBG - CV - CAI - Eviction Prevention | 05Q | LMC | \$23,788.59 |
| | | 1043 | 6478748 | CDBG - CV - CAI Emergency Food Access - Hackett | 05W | LMA | \$6,715.00 |
| | | 1044 | 6478748 | CDBG - CV - CAI Emergency Food Access - Merrill | 05W | LMA | \$6,715.00 |
| | | 1086 | 6689192 | CAI - CV3 - Eviction/Homelessness Prevention | 05Q | LMC | \$30,070.00 |
| 2022 | 4 | 1100 | 6714612 | BMOW - Home Delivered Meals - 2022 - Reprogrammed CV1 | 05A | LMC | \$10,000.00 |
| | | 1102 | 6796546 | ECHO - Eviction/Homelessness Prevention - 2022 - Reprogrammed CV1 | 05Q | LMC | \$10,000.00 |
| | | 1103 | 6754610 | FPGB - Emergency Shelter for Homeless Families - 2022 - Reprogrammed CV3 | 05Z | LMCSV | \$10,000.00 |
| | | 1104 | 6726215 | HealthNet - Primary, Dental, and Behavioral Healthcare - 2022 - Reprogrammed CV1 | 05M | LMC | \$10,000.00 |
| | | 1108 | 6714612 | Salvation Army - Supportive Services - 2022 - Reprogrammed CV1 | 05Q | LMC | \$7,963.00 |
| | | | 6726215 | Salvation Army - Supportive Services - 2022 - Reprogrammed CV1 | 05Q | LMC | \$2,037.00 |
| | 6 | 1115 | 6796546 | ECHO - Rent Assistance - NRSA - 2022 - Reprogrammed CV1 | 05Q | LMC | \$3,397.57 |
| | | | 6827012 | ECHO - Rent Assistance - NRSA - 2022 - Reprogrammed CV1 | 05Q | LMC | \$4,602.43 |
| 2023 | 4 | 1153 | 6859549 | Salvation Army - Supportive Services - 2023 (Reprogrammed CV1) | 05Q | LMC | \$9,962.00 |
| | | 1160 | 6859549 | BMOW - Home Delivered Meals - 2023 (Reprogrammed CV1) | 05A | LMC | \$8,423.00 |
| | | 1166 | 6859549 | ECHO - City-Wide Eviction Prevention - 2023 (Reprogrammed CV1) | 05Q | LMC | \$9,962.00 |
| Total | | | | | | | \$283,833.00 |

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19



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| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name | Matrix Code | National Objective | Drawn Amount |
|--------------|--------------|---------------|----------------|------------------------------------|-------------|--------------------|--------------------|
| 2020 | 10 | 1037 | 6520595 | CDBG-CV - COB - Planning and Admin | 21A | | \$150.00 |
| | 14 | 1098 | 6796548 | CV3 - WWBIC - Program Admin | 21A | | \$10,000.00 |
| Total | | | | | | | \$10,150.00 |

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



| | | | |
|-------------------|--|------------------|--------------------------------|
| Agenda #: | 5b | | |
| Topic: | Resolution 2023-03, Recommending Approval of the award of HOME Investment Partnership Program (HOME) funds for New Construction Projects | | |
| Date: | April 24, 2024 | | |
| Presenter: | Julie Christensen | Division: | Community and Housing Services |

Overview/Background Information

The City is a member of the Rock County HOME Consortium. As a result, the City receives an annual allocation of Home Investment Partnership Program (HOME) funds. The Consortium Agreement was amended in 2016 to allocate additional dollars to the City of Beloit. Starting in 2017, the City of Beloit receives 28 percent of the project funds. In addition, the City also receives funds for administrative activities, which includes staff time to operate the program.

Key Issues

- In November, 2023, the City Council approved a HOME budget which included \$1,200,799.78 for New Construction projects. 1312 Nelson Avenue was completed in early 2024, and 1235 Dewey Avenue and 1418 Prairie Avenue are currently under construction. After those projects were funded, the balance remaining is \$956,799.64.
- We issued a Request for Proposals for HOME New Construction projects. We received two applications: one from Community Action (CAI) and one from Wisconsin Partnership for Housing Development (WPHD). CAI's application is for a new construction project under the Fresh Start program on a vacant lot they own at 2210 Forest Avenue. WPHD's application is for 3 new construction projects on City-owned lots which they would purchase if approved for funding. Those addresses are 1115 Summit Avenue, 1321 Shirland Avenue, and 1325 Shirland Avenue.
- The application requires that these projects begin in 2024 and be completed by the end of 2025. We do not want our HOME funds committed for a longer time period than 2025.
- Attached is a blank Evaluation form that staff completed for each application. Also attached are the two applications. CAI applied for \$150,000 for one house, and WPHD has applied for \$399,000 for three houses.
- The table below shows the scores for the two applications.

| Evaluation Category | CAI | WPHD |
|----------------------------|-----|------|
| Community Need and Benefit | 16 | 12 |
| Organizational Capacity | 17 | 9 |
| Financial Feasibility | 14 | 7 |
| Total | 47 | 28 |

- Although CAI scored much higher than WPHD, staff supports recommending both projects, as there is budget available, and it would allow for the construction of 4 affordable single family owner-occupied houses within the next two years.

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 environmental, economic, and/or social sustainability of this policy or program. Consider how current needs are met without compromising the ability of future generations to meet their own needs. **Write N/A if not applicable**)

This application meets the goal of social sustainability by providing affordable housing that people can purchase.

Action Required/Recommendation

Staff recommends approval of Resolution 2024-03.

Fiscal Note/Budget Impact

All fiscal/budget impacts are noted in the report.

Attachments

Resolution 2024-03, Evaluation Form, CAI application, and WPHD application

COMMUNITY DEVELOPMENT AUTHORITY

RESOLUTION 2024-03

**RECOMMENDING THE AWARD OF HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)
FUNDS FOR NEW CONSTRUCTION PROJECTS**

WHEREAS, in November, 2023, the City Council of the City of Beloit allocated \$1,200,799.78 in HOME funds for new construction projects; and

WHEREAS, the City of Beloit has already committed \$244,000.14 to three New Construction projects this year located at 1312 Nelson Avenue, 1418 Prairie Avenue, and 1235 Dewey Avenue, leaving a balance of \$956,799.64 for New Construction projects; and

WHEREAS, both Community Action, Inc and Wisconsin Partnership for Housing Development submitted eligible applications for funding.

NOW THEREFORE BE IT RESOLVED, that the Community Development Authority recommends that the City Council allocate \$150,000 in HOME New Construction funds to Community Action, Inc. and \$399,000 in HOME New Construction funds to Wisconsin Partnership for Housing Development as outlined in their submitted applications.

Adopted this 24th day of April, 2024.

Michelle Bullock, Chairperson

ATTEST:

Julie Christensen, Executive Director

**City of Beloit
HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)
THRESHOLD REVIEW AND EVALUATION CRITERIA**

Incomplete or late applications will not be considered. Applications must meet threshold criteria to be considered for funding.

| THRESHOLD CRITERIA | | |
|--|--------------------------|--------------------------|
| <u>Criteria:</u> | Yes | No |
| A. Application package is complete and was submitted on time. | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Is an eligible New Construction activity under the HOME Investment Partnership Program. | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Consistent with City of Beloit’s Consolidated Plan | <input type="checkbox"/> | <input type="checkbox"/> |
| | | |
| Application Meets Threshold Criteria: If yes, proceed to review below. | <input type="checkbox"/> | <input type="checkbox"/> |

EVALUATION CRITERIA

Applications for CDBG/HOME projects can receive a maximum of 100 points using the following criteria. Details of the criteria expectations can be found throughout the application materials.

PROJECT DESCRIPTION and SOUNDNESS

1. Project Activities

Was the project clearly described? Does the project indicate a location, who will complete the project, and the timeline for project completion?

0 = No description of project to be completed, location, or timeline.

1 = Project description, but no specific location or timeline.

3 = Project description with timeline, but no specific location.

5 = Project description with timeline and specific location.

2. Specific Output Goals

Were output goals provided by year?

0 = No information was provided.

3 = Information was provided.

3. Outcomes and Indicators

Evaluate the outcomes. Did the applicant provide information on families/households to be served, indicators to be used, and the basis for selecting the outcomes?

0 = No information was provided on outcomes.

1 = Information was provided on outcomes but no information was provided on indicators to be used.

3 = General, vague information outcomes and indicators.

5 = Project provided detailed information on outcomes, indicators to be used, and the basis for selecting outcomes.

4. Experience serving the target population and completing New Construction projects.

0 = No information on experience, past performance, and past barriers encountered.

1 = Information on experience with the target population or New Construction projects.

3 = General information on experience but no description of past performance and/or barriers.

5 = Application provided experience with the target population and New Construction projects.

Explanation included an description of past performance and past barriers encountered.

ORGANIZATIONAL CAPACITY

1. History of Publicly Funded Project Management

Evaluate how well the agency demonstrates the ability to successfully implement and manage publicly funded (federal, state, and local) projects in a timely manner, consistent with funding requirements AND the agency's experience working with similar projects.

0 = No mention of previous publicly funded project management experience.

1 = Mentioned that agency has managed publicly funded and similar projects in the past but no evidence or further details were provided.

3 = Partial or vague description of implementation and management of publicly funded projects and similar projects but evidence was not complete.

5 = Provided clear and complete description of publicly funded projects AND similar projects implemented AND that they were managed with all relevant details included (e.g., timelines, funding requirements, deliverables, etc.).

2. Program Monitoring Record

Evaluate the agency's program monitoring record and whether any findings were resolved prior to submission of the application.

0 = No information about program monitoring frequency or findings was provided.

1 = Indicated that program monitoring has occurred but did not specify regularity and did not provide detail or if there were any prior findings.

3 = Indicated that program monitoring and reporting has met funder expectations but did not indicate whether the agency has received any specific findings, or how those findings may have been resolved.

5 = Demonstrated that program monitoring and reporting has met funder expectations; provided detail on whether the agency has received any findings and described how those findings have been resolved.

3. Staffing Capacity

Project demonstrates that they have the staff experience and proper level of staffing to carry out the project.

0 = No mention of staff qualifications or experience or of current level of staffing.

1 = Vague mention that they have adequate staffing but no evidence of such.

3 = Partially demonstrated that the staff has adequate experience and qualifications and that the proper level of staffing is available; provided some evidence but evidence was not complete.

5 = Clear detailed description of staffing level and organizational structure was provided; qualifications and experience of staff to be involved with the project were clearly presented.

4. **Cultural Competency**

Evaluate how well the agency demonstrates their ability to implement programs that are culturally competent and linguistically accessible for the target population AND the agency's cultural competency (staff and board members).

0 = No information was provided about culturally competent service delivery or agency capacity to provide such service.

1 = Indicated that service delivery and the agency were culturally competent but did not specify or describe how.

3 = Provided a partial description of how the agency delivers culturally competent services and the staff and board members' ability to be culturally competent.

5 = Provided a clear detailed description of how the agency addresses cultural needs of clients AND described the cultural backgrounds and experiences of staff and board members AND described ongoing efforts by the agency to ensure that services are delivered in a culturally sensitive manner.

5. **Agency Community Participation**

Evaluate the degree of agency participation within the local community, including its collaborative efforts with other agencies and committees.

0 = Provided no information about collaboration with other agencies or participation in consortiums or committees.

1 = Indicated they were involved with collaborative efforts but did not list those efforts; indicated that agency participates in consortiums or committees but did not specify which ones.

3 = Listed collaborative efforts and committees in which the agency participates but did not explain how those collaborations support the proposed project.

5 = Listed collaborative efforts and committees in which the agency participates and described how those collaborations help to support the proposed project.

FINANCIAL FEASIBILITY

1. Budget

Project budget estimates and costs are reasonable and well supported or justified relative to the number of persons to be served, the services to be provided, and the target population.

0 = No support or justification for project budget estimates.

1 = Budget estimates and costs are not reasonable and justified or budget forms are inconsistent or inaccurate.

5 = Proposed budget estimates and costs appear reasonable; some justification and support for budget estimates were provided; budget forms are accurate.

2. Additional Resources

Project leverages other federal, state, local or private resources.

0 = Did not mention additional funding or resources that had been leveraged.

1 = Vague mention that other funding or resources had been leveraged but no clear evidence that monies or resources were secured. No match indicated.

3 = Partial evidence showing that additional funding or resources were secured.

5 = Evidence clearly shows that additional funding or resources were secured. Match is identified.

3. Project Viability

The agency provided evidence of possible future sources of funding for project.

0 = Project cannot move forward without the full funding request being awarded.

1 = Vague mention that the project could continue if full funding request was not awarded.

3 = Mentioned possible sources for funding any funding gap.

5 = Clearly identified appropriate alternative funding sources AND a plan with timelines for requesting future funding.

4. Financial Management Capability

Project sponsor has appropriate financial management capacity as indicated by audited financial statements and management of prior projects. Any audit findings of the organization have been resolved prior to submission of application.

0 = No mention of financial management capacity; agency budget and financial statements not provided.

1 = Mentioned that financial management capacity exists but no evidence provided.

3 = Partially demonstrated that financial management capacity exists; some evidence provided but evidence was not complete.

5 = Provided clear and complete evidence of financial management capacity; all necessary audited financial statements provided.

CITY OF BELOIT
Application for HOME Project for Fiscal Year 2024

1. APPLICATION COVER SHEET

Project Title: Beloit Fresh Start 2210 Forest Avenue

Project Applicant Contact Information

Legal Name of Applicant/Organization: Community Action Inc. of Rock and Walworth Counties

Applicant is:

Unit of Local Government

Municipal Corporation

Non-profit Organization or Developer

For-Profit Organization or Developer

Other, please describe: _____

EIN# 391052077

UEI # KJCKNKAKP7

Primary Contact Names and Title: Laura Laux, Deputy Director

Mailing Address: 20 Eclipse Center, Beloit, WI 53511

Phone: 608-755-2462

E-mail: llaux@community-action.org

Address of Project (if known): 2210 Forest Avenue, Beloit

Has your agency previously received HOME funding? Yes

Amount of Request \$150,000

Total Project Budget \$300,000

CERTIFICATION and AUTHORIZED SIGNATURE: To the best of my knowledge and belief, the information contained in this application, and in the additional required documentation submitted with this application, is true and correct. The submission of this application has been duly authorized by the governing body of the Applicant. The Applicant agrees that if the project is allocated funding, it will comply with all federal, state and local statutes, regulations, policies and requirements applicable to CDBG/HOME funding.

Laura Laux
Signature of Authorized Applicant Representative

4.12.2024
Date

Laura Laux, Deputy Director – Community Action Inc. of Rock and Walworth Counties
Name and Title of Authorized Applicant Representative (Please Print or Type)

2024 HOME APPLICATION

A. THRESHOLD AND ELIGIBILITY

Answer each question fully but concisely.

1. Please describe your proposed project in one paragraph (2 to 3 sentences) and include a general statement of the project's overall purpose? The proposed project seeks City of Beloit HOME funds for the new construction of a single-family home at 2210 Forest Ave., currently a vacant lot. This project will serve as the construction site for the 2024-2025 Beloit Fresh Start program members who will be actively engaged in all phases of the project.

The **purpose of this project** is two-fold; 1.) to train and engage Fresh Start members in the construction components of a home build and 2.) completed single-family home is sold to an income eligible (under 80%) Rock County Median Income. Without this program purchase of a single-family new construction would most definitely be out of reach.

2. What process will be used to determine how individuals are selected to participate in this program?

Once construction is near completion, CAI will collaborate with a local realtor to market and promote the homeownership opportunity to those who may be eligible, with emphasis on low-income requirements and availability of down payment / closing cost assistance. Anyone interested in purchasing can submit an offer to purchase, with eligibility verified prior to acceptance.

3. Identify how long your organization has been providing these services and provide a history of any projects completed in the last 5 years.

Community Action has been utilizing HOME resources for many years, with the following projects being completed in the last 5 years.

Fresh Start Program Project Homes

2023-2024 – currently under construction, 1418 Prairie anticipated completion date of July 2024.

2022-2023 – 1312 Nelson Ave. 2-bedroom, single-family, sold November 2023

2020-2022 – 1256 Dewey Ave. 3-bedroom, single family, sold September 30, 2022. *(This project was delayed due to weather initially and then COVID.)*

2017–2020 - 1316 Nelson Ave. 3-bedroom, single-family, sold March 26, 2021

Prior to 2017 Beloit Fresh Start completed one additional new construction and several rehabilitation projects also utilizing HOME funds.

B. PROJECT DESCRIPTION AND SOUNDNESS

1. Project Description: Please describe the project for which you are requesting funding.

Community Action Inc. (CAI) is requesting City of Beloit, HOME funds for the construction of a 3-bedroom, single-family home, utilizing a vacant lot at 2210 Forest Avenue, Beloit. If funded, this project will serve as the construction site for the 2024-2025 Beloit Fresh Start Program. City of Beloit and Rock County HOME Consortium funds have been awarded to Community Action Inc. in support of the Fresh Start Program builds for the past 17 years.

Community Action Inc. recognizes that affordable homeownership opportunities are often out of reach for many households considered to be low income. While our effort and capacity may seem small, Community Action’s Beloit Fresh Start Program makes a big impact in providing hands-on training in the construction field for its students promoting and encouraging skilled trade careers and provides its members a foundation for giving back to their community and encourages making a difference, no matter how small.

2. What are the specific output goals for the proposed project?

Households Served. Indicate the number of unduplicated households and persons to be assisted in total, and the number to be assisted with HOME funds requested. Unduplicated means that each household and person served by the project is counted only once during the program year.

| | PY2024 | PY2025 |
|--|---------------|---------------|
| Project Outputs | Households | Households |
| 1. Total assisted (all funding sources) | 0* | 1 |
| 2. Total assisted with HOME funds | 0* | 1 |
| <i>*Current HOME construction project will be completed in summer 2024 and sold to an income eligible household in 2024.</i> | | |

3. HUD requires recipients of federal funding to access outcomes for the program. All approved applicants are required to comply with the Performance Measurement System. Please complete the following:

A. State the outcome. Outcomes are the benefits or impacts that result from the services provided. Outcomes measure a change in knowledge, attitude, skills, behavior, conditions or status in the persons served.

Project Outcome is to (1) complete the new construction of a 3-bedroom, single-family home and (2) sell to an income eligible homeowner. Community Action Inc. believes in providing access and opportunity to assist individuals and families in achieving

economic self-reliance. Having a safe, affordable home is critical for anyone to be successful in achieving their personal and professional goals.

- B. Indicate the anticipated percentage and number out of total families/households served who will achieve the outcome each year.

Service Number this project will provide one (1) household 100% with the opportunity to purchase the project, a single-family home, within the contract period of performance. Our anticipated timeline is August 2024 with completion and sale in fall 2025.

- C. List the indicators that will be used to show that the persons served achieved the outcome.

Successful Outcome upon completion, this project will be sold to an income eligible homebuyer. Eligibility is determined and outlined by HOME funding requirements, household county median income, and household size at the time of application and offer to purchase – qualified buyer must be at or below 80% of the Rock County median income as determined by their household size.

To be considered eligible for purchase the buyer must: intend to and reside in the home post-closing, complete first-time homebuyer education, meet independent lending requirements for a mortgage, and demonstrate a financial need for down payment/closing cost assistance. The project must be owner occupied for a minimum of -years. Should the buyer be unable to continue residing in the home for any reason, the same sale conditions would be imposed for the remainder of the 5-year period.

- D. State the basis for selecting the outcome and how it demonstrates achievement of the overall goals of the project.

Basis for Outcomes upon completion, this project provides a homeownership opportunity for an individual or family for whom it would not be possible., newly constructed, single-family home for an income eligible household. In addition, this project will provide 40 Beloit Fresh Start students the opportunity to experience; construction trades, teamwork, accountability, dedication, commitment, follow through, and accomplishment in providing safe, affordable housing to someone in their own community. This project, once complete, is a beacon for every student who pounded a nail to build the home.

Community Action believes that projects such as this one, in partnership with the Beloit Fresh Start program are establishing and achieving goals before, during and after the construction is complete.

- E. Indicate how you are going to measure the outcome. Include the data collection tools, the measurement timeline, and who will be responsible for monitoring progress and compiling the information required for reporting.

The tool of measurement is the ability for Community Action Inc. to promote the project to income eligible individuals/households wanting to own their own home. Community Action will work with a local realtor to market the home, local lenders to facilitate understanding of eligibility requirements and NeighborWorks Blackhawk Region for first time homebuyer education and homebuyer assistance programs if available.

Accepted offer to purchase and closing of the home will be the final indicator of the goal being achieved.

4. **What experience do you have in serving the target population and in providing the type of service in the proposed project?**

Describe past experience and performance achieved by this project or similar project; include any barriers encountered and how those barriers were addressed, as well as whether project goals were achieved.

Experience Community Action Inc., and the Beloit Fresh Start Program are fortunate for the support of the City of Beloit and the Rock County HOME Consortium since 2006. While all construction projects come with unique challenges Community Action and the Beloit Fresh Start Program are nearing completion of its fifth new construction housing project at 1418 Prairie Ave, Beloit. This request for funding will be the program's sixth new construction project to date.

Community Action directs its focus and resources to individuals and families who have fewer financial resources and are considered to be low income and purchasing a home is one way to build wealth. But homeownership will require financial resources as ongoing preventative maintenance is critical and can be costly. In the most recent years Beloit Fresh Start has elected to pursue new construction given the uncertainty, timeline setbacks and costly challenges with rehabilitation projects. Even in new construction there will be maintenance and repairs but with the new construction it is anticipated that the buyer has some time to build financial stability for larger, more costly home maintenance projects are necessary they are financially prepared.

C. ORGANIZATIONAL CAPACITY

1. What is your organization's experience in managing publicly funded projects?

- A. Describe any specific experience your organization has in the administration of federal, state, and local government funds. If your organization does not have experience as an organization, then the relevant experience of board members or staff may be used.

Annually, Community Action's budget is comprised of a variety of federal, state, and local government contracts, program income, donations, foundation support, and fundraising efforts. Community Action works closely with area providers to identify community needs, evaluate the effective delivery of program services, and obtain resources needed within the community without duplicating services or efforts.

- B. Describe your organization's fiscal management including financial reporting, record keeping and accounting systems.

Community Action, Inc. of Rock and Walworth Counties (CAI) maintains a uniform double-entry, full accounting system and fiscal management information system in accordance with Generally Accepted Accounting Principles. A chart of accounts is maintained to ensure proper segregation of funds and to support accurate accounts of revenue and expenses for billing purposes. The accounting principles of CAI are consistent with all applicable laws and regulations as required by funding sources, grants, contracts, and to maintain not-for-profit status.

CAI is required to follow various guidelines for allocating costs benefiting more than one program or grant. For this purpose, a Cost Allocation Plan is developed outlining the various methods of cost allocating expenses. A cost allocation basis is adopted each year that satisfies the requirements of all grants for that year. The cost allocation basis is modified any time a new program is started or at the end or beginning of any fiscal year. Due to frequent modifications to the cost allocation basis, it is maintained outside of the accounting procedures manual.

An internal control system assures that there is sufficient segregation of duties to allow checks and balances within the Finance Department. An additional key aspect of internal control is that the Director of Finance reviews the transactions of the other employees & is responsible for communicating any problems to the Executive Director and/or the Finance Committee. An inventory of all property and equipment with a value or cost of \$1,000 or more is maintained. The inventory document contains sufficient information for insurance and grant requirements.

- C. Describe whether your organization has a written personnel policy manual that includes procedures for personnel and financial management, a process for grievance, and a plan for affirmative action.

CAI maintains a full personnel policy manual that includes procedures for personnel and financial management, grievance, and affirmative action.

- D. If you have current HOME projects/contracts, are they progressing timely and in accordance with the project accomplishments and schedule? If not, explain why.

The Beloit Fresh Start Program is in the final stages of its current project at 1418 Prairie Avenue, Beloit. Project completion is on target for summer 2024 with sale to follow. We plan to use the same or very similar plan as the 1256 Dewey project, completed and sold in 2022.

2. List funders and describe type and frequency of monitoring, as well as any findings, and the resolution of those findings.

Department of Housing and Urban Development (HUD) – requires monthly reporting for Continuum of Care (CoC) funded programs and ongoing Homeless Management Information System (HMIS) data entry. In addition, the Balance of State CoC in conjunction with HUD’s Regional Office monitor these projects on a periodic basis.

United Way Blackhawk Region (UWBR) – does not perform an official monitoring but does require annual reporting of all award expenditures.

Community Services Block Grant (CSBG) – Wisconsin Department of Children and Families, monitors Community Action, Inc. on an annual basis consisting of an audit-type monitoring where they conduct a sampling of various CAI programs utilizing CSBG funds. No findings were given in its 2023 annual monitoring.

City of Beloit Community Development Block Grant (CDBG) – Throughout the program year, City of Beloit staff work closely with its grantees, such as Community Action, Inc., to monitor their fiscal and programmatic progress and compliance with federal regulations. At this time, several Community Action programs are supported with City of Beloit CDBG funds. There were no findings or concerns in the City’s 2023 monitoring of CAI CDBG funds.

Wipfli - Community Action, Inc. of Rock & Walworth Counties undergoes an annual single audit as required under OMB Circular A-133. There were no findings in the most recent 2022 audit cycle. The 2023 audit is currently in progress.

3. What are the qualifications of the staff members involved in the project?

Describe the qualifications (e.g., education, training, experience) of the specific staff members who will manage the project and provide services.

Laura Laux has served Community Action in a variety of roles for the last 17 years. She has experience in providing direct service to those experiencing homelessness and foreclosure, and administrative experience in managing funding contracts. Transitioning to the Deputy Director role in 2022 she continues to provide oversight and compliance of HOME related projects just as she has for the past eight years.

Josh Kirkpatrick, an experienced finish carpenter by trade, joined the Beloit Fresh Start Program team in September of 2021 (mid-COVID) as the construction trainer, completed the in-progress project at 1256 Dewey Ave in late 2022. In the fall of 2022, as construction manager, Josh has been responsible for the day-to-day planning, coordination, and management of Beloit Fresh Start construction project/s ensuring all phases of construction meet required and necessary compliance standards and inspections. This project will be his third completion and continues to streamline all phases of construction and planning to best involve and expose Beloit Fresh Start members to the construction trade, to maintain timelines, engage with vendors willing to share their time and talent to members and where possible reduce cost.

In the fall of 2022, the Beloit Fresh Start Program added a construction trainer to assist the construction manager and Fresh Start students in the day-to-day phases of the project. We were excited to offer the position to a prior Fresh Start graduate in early 2024.

Nikia Morton, Director of Learning and Adult Preparation and Elena Henry, Fresh Start Program Manager oversee the day-to-day operation of Fresh Start Educational programming. All staff members involved coordinate efforts to ensure the project remains on target for completion and is sold to an income qualified household.

While not directly involved with the construction project the Fresh Start Program has several full-time staff supporting members in their training and education. Those positions include a WI DPI licensed teacher (Josh Swedlund), Job Developer (Marisol Ibara), Life Skills Coach (James Turner), Program Support Specialist (Lourdes Flores-Tello) and Community Service Coordinator (Kaelyb Lokrantz). Each of these positions provides Fresh Start members with programming and support to ensure academic and long-term achievement.

4. How will your organization assure that project services are provided in a culturally competent and linguistically accessible manner?

Explain your agency's commitment to and ability to provide services that are culturally competent and linguistically accessible. Include a description of:

- A. How the project's service design and delivery provide for the cultural and linguistic needs of project clients;
- B. The cultural backgrounds and experiences of board members and staff; and
- C. The training and policy guidance provided to board members and staff regarding cultural competence and language barriers.

The Rock and Walworth County communities are racially, ethnically, and culturally diverse and a core value is for this diversity to be represented at all levels of our organization.

CAI Executive Director Marc Perry has more than 20 years' experience providing cultural equity training and education throughout the U.S. for nonprofit organizations, law enforcement, school districts, for-profit businesses, post-secondary institutions, and government entities at various levels. He routinely provides training and educational opportunities for staff, Board members and other volunteers.

Community Action Inc. makes every effort to be mindful and aware of the diverse needs of its current and potential participants. It is CAI's goal to provide services in a manner that meets the individual needs of participants and that they have a positive and beneficial experience. Our website and agency materials can and/or will be translated to the language needed and contracts with Language Line to provide more comprehensive verbal translation services when needed/requested.

Community Action Inc. adheres to the following Diversity and Inclusion Creed:

"We recognize that we are part of a broader, diverse community and that this impacts our responsibility to our participants. We believe that culturally diverse teams yield more creative, synergistic, and effective outcomes. We believe that attracting, developing, and retaining a base of employees that reflects the diversity of our customers is essential to our success.

We embrace the opportunities that exist when we strive for inclusiveness. We are also willing to accept and address the conflict that arises as a normal part of existence in a diverse environment to work towards acknowledging, addressing, and confronting our differences positively. We recognize that the development and maintenance of a multicultural organization is a journey not a destination, so we are prepared to learn and grow as issues emerge.

A core component of the CAI onboarding and new hire orientation is a half-day diversity training that includes education, and expectations of the agency's core values and Diversity and Inclusion Creed. CAI also encourages and provides ongoing education and training opportunities for staff to promote their own development and self-exploration of diversity and inclusion. All new Community Action Board members participate in an orientation process, which includes education and expectations regarding our Diversity and Inclusion Creed as well as our organization's core values. Training and educational

opportunities are provided for board members so that they too have opportunities for growth and development.

5. How does your organization use collaboration with other local community organizations to support the proposed project?

- A. List the committees, groups, or meetings your organization participates in. For recurring meetings, the expectation is that you list organizations where your agency is present at 75% or more of meetings.

CAI staff participate in many local and statewide efforts to not only promote Community Action programming but to remain engaged and aware of the many other programs and services that may be available to CAI participants. Specifically relating to housing, CAI is engaged with the Rock and Walworth County Homeless Intervention Task Force, the Rock/Walworth Continuum of Care, coordinates first time homebuyer education and down payment assistance with NeighborWorks Blackhawk Region and serves on the Board of ACTS Housing. These relationships directly support the ongoing work and support the efforts requested in this proposal.

- B. Describe how the collaborations listed help to develop support for the proposed project (such as enhanced access to services needed by project clients, a shared scarce resource, or improved public policy).

Collaborating with our community partners ensures that our participants are aware of resources they may be eligible for and ensures that we are not duplicating efforts. Working in partnership with NeighborWorks Blackhawk Region and ACTS Housing provides potential buyers of this project access to homebuyer education and financial assistance programs not offered by Community Action.

D. FINANCIAL FEASIBILITY

1. Provide a copy of the latest Budget Summary for your organization.

- A. Detail by line item the applicant’s proposed project budget separating requested HOME funding from additional agency funding dedicated to the project.

Agency budget summary has been attached at the end of this application for your review.

| <u>Use of Funds</u> | <u>Budget and Source/s of Funding</u> | | |
|---------------------|---------------------------------------|--------------------------------|------------------|
| | | <u>Source of Funds</u> | |
| Acquisition | \$0 | City of Beloit HOME Funds | \$150,000 |
| Construction | \$260,000 | Community Action Inc. | \$112,500 |
| Contingency | \$25,000 | In Kind Match (25% of HOME) | \$37,500 |
| Developer Fee | \$15,000 | | |
| Total Cost | \$300,000 | Total Funds | \$300,000 |

- B. Explain in narrative form how HOME funds will be used as shown in the budget summary and budget worksheets (e.g. specific positions, type of communication costs, type of supplies, description of equipment items in support of direct services). If your program generates program income, explain how these dollars are generated. For each position for which you are requesting full or partial HOME funding, attach a current job description that includes a list of the duties and minimum qualifications for filling the position.

The requested HOME funds will be used solely for the purchase of construction materials and contracted services. This project will provide Beloit Fresh Start Youth Build students, hands on construction and homebuilding experience while working under the direction and supervision of the Fresh Start construction manager, construction trainer and certified professional contractors.

Example of materials and services that will be purchased and procured for this project include lumber, drywall, paint, carpet, appliances, cabinets, fixtures, excavating, plumbing, and electrical.

2. If funded, will the proposed project leverage additional resources?

List the source and amount of funds to be leveraged with HOME funding for this project on the Budget Summary for each year of funding requested. Identify which of those funds have been secured, applied for, or are anticipated to be applied for in the future. Match is required for HOME funds. Therefore, please indicate the source and amount for any eligible match that you will contribute to the project. Priority will be given to projects which require match.

This project will leverage additional in-kind and financial support from the Department of Labor (DOL), AmeriCorps YouthBuild, and the school district of Beloit. DOL is the primary funder for Community Action's Fresh Start program, with additional resources provided by AmeriCorps YouthBuild, and the School District of Beloit. Fresh Start members will provide much of the labor to this project. This request is for construction materials and contracted services only and does not support other program related expenses such as staffing, certifications, or student incentives.

3. If the proposed project is funded at a level lower than requested, will the project still move forward?

Due to the limited availability of resources, it is often necessary to fund proposed projects at levels below the levels requested. Please describe a reduced level of funding at which project can still be completed.

Should this request not be funded at the level requested Community Action will identify other resources to close the funding gap or reconsider the scope of the project. The project budget can and will be evaluated on an ongoing basis, however it may not be possible to reduce hard construction costs and services. The current and future economic climate will determine the cost of construction materials and services.

4. Financial Management Capability:

Provide a narrative of your agency's financial management capacity and include financial audits; describe type, frequency, findings, and resolution to findings.

Community Action is supported by a financial management staff consisting of a Director of Finance, three fiscal managers, and one payroll specialist. Each fiscal manager is assigned financial oversight of specific agency programs. All fiscal managers are knowledgeable about the needs and requirements of agency programs and specific funding source requirements.

Community Action undergoes an annual single audit as required under OMB Circular A-133. There were no findings in the most recently completed 2022 auditing cycle.

E. CONFLICT OF INTEREST

1. Please indicate if any of your agency’s staff and/or board/committee members has served on the Beloit Community Development Authority and/or Beloit City Council. Please also indicate if any of your agency’s staff and/or board/committee members has served in the last year on the Beloit Community Development Authority and/or Beloit City Council.

If yes, please list their information on the next page.

| Name | Title or Position |
|------|-------------------|
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CITY OF БЕЛОIT

Application for HOME Project for Fiscal Year 2024

1. APPLICATION COVER SHEET

Project Title: WPHD 2024-2025 Single Family Housing Cohort

Project Applicant Contact Information

Legal Name of Applicant/Organization: Todd Mandel, 608-633-1496, Wisconsin Partnership for Housing Development

Applicant is:

- Unit of Local Government
- Municipal Corporation
- Non-profit Organization or Developer
- For-Profit Organization or Developer
- Other, please describe: _____

EIN# 39-1508503

UEI # RR7NWXCYH5C9

Primary Contact Names and Title: Todd Mandel, Executive Director

Mailing Address: 821 E. Washington Avenue, Suite 200W, Madison, WI 53703

Phone: 608-258-5560 x300

E-mail Address: toddmandel@wphd.org

Address of Project (if known): 1321 Shirland Ave, 1325 Shirland Ave, 1115 Summit Ave

Has your agency previously received HOME funding? Yes(Y)/No(N)

Amount of Request \$ 399,000

Total Project Budget \$ 950,800.50

CERTIFICATION and AUTHORIZED SIGNATURE: To the best of my knowledge and belief, the information contained in this application, and in the additional required documentation submitted with this application, is true and correct. The submission of this application has been duly authorized by the governing body of the Applicant. The Applicant agrees that if the project is allocated funding, it will comply with all federal, state and local statutes, regulations, policies and requirements applicable to CDBG/HOME funding.



Signature of Authorized Applicant Representative

4/10/2024

Date

Todd Mandel, Executive Director

Name and Title of Authorized Applicant Representative (Please Print or Type)

2024 HOME APPLICATION

A. THRESHOLD AND ELIGIBILITY

Answer each question fully but concisely.

1. Please describe your proposed project in one paragraph (2 to 3 sentences) and include a general statement of the project's overall purpose?

WPHD will construct three single-family homes for income-eligible households and sell them to income-eligible households in cooperation with ACTS Housing of Beloit. The homes will be targeted to households in the 60%-80% county median income range and will be three-bedroom, 1.5 bathroom homes. Each home is expected to appraise for around \$190,000 but will be sold for \$180,000-\$185,000 and with coordinated assistance, household can acquire the homes for \$150,000-\$156,000. Overall, the project seeks to increase the number of single-family homeowners in the city.

2. What process will be used to determine how individuals are selected to participate in this program?

Homebuyer selection will occur in cooperation with ACTS Housing of Beloit. Homeowners will be initially screened for income qualification using the Form 5 Long Form income qualification methodology. Once households are deemed income-eligible, ACTS Housing will evaluate homebuyers for readiness and will help prepare homebuyers for successful homebuying. When WPHD begins developing a site, we will reach out to ACTS Housing to inform them that we are beginning a unit. ACTS Housing will review their list of potential homebuyers and identify those that are most ready to purchase a home and are most financially capable of affording the home being developed. Those homeowners will be provided an advanced opportunity to tour the home and place offers. Offers will be reviewed based on price, closing speed, and individual factors such as how long the household has been seeking, their readiness level, and mortgage approval/pre-approval. If, after two weeks, no ACTS Housing buyers have placed an offer, then the home will be placed on the MLS for offers from any income-eligible household. Offers will be evaluated using the same criteria.

3. Identify how long your organization has been providing these services and provide a history of any projects completed in the last 5 years.

WPHD has been providing single-family development services for more than 20 years using HOME funds in a variety of communities. A history of projects completed in the past five years:

- 127 N. Terrace Street, Janesville
- 215 Linn Street, Janesville
- 275 Rockport Road, Janesville
- 311 S. Washington Street, Janesville
- 410 N. Pearl Street, Janesville
- 415 N Pearl Street, Janesville
- 403 N Pearl Street, Janesville
- 478 N Terrace Street, Janesville
- 627 Rockport Road, Janesville
- 121 N Washington Street, Janesville
- 159 Cherry Street, Janesville
- 214 Franklin Street, Janesville
- 312 S Linn Street, Janesville
- 615 Van Buren Street, Janesville
- 335 Highland Avenue, Beloit
- 340 Highland Avenue, Beloit
- 321 Highland Avenue, Beloit
- 354 Euclid Avenue, Beloit
- 1122 Marshall Street, South Milwaukee
- 413 S. Locust Street, Janesville
- 513 Linn Street, Janesville

B. PROJECT DESCRIPTION AND SOUNDNESS

1. **Project Description:** Please describe the project for which you are requesting funding. This project will create three single-family homes in Beloit to be sold to income-eligible families, targeting the 65%-80% CMI range. The homes will be constructed to meet the Uniform Dwelling Code and, where financially feasible, will meet Focus on Energy standards. Homes will be a minimum of 1400 square feet with three bedrooms, 1.5 bathrooms, two car garages (attached or unattached to be determined), and radon systems if necessary.

2. **What are the specific output goals for the proposed project?**

| | PY2024 | PY2025 |
|---|---------------|---------------|
| Project Outputs | Households | Households |
| 1. Total assisted (all funding sources) | 0 | 3 |
| 2. Total assisted with HOME funds | 0 | 3 |

3. **HUD requires recipients of federal funding to access outcomes for the program. All approved applicants are required to comply with the Performance Measurement System. Please complete the following:**

Three households will become homeowners. 100% of those participating will become homeowners. The indicator will be a deed showing property ownership. Measurement will come from the number of households with a property deed for a developed home at the end of the grant period.

4. **What experience do you have in serving the target population and in providing the type of service in the proposed project?**

WPHD has extensive experience serving the target populations and in providing single-family development services and sales to eligible households. WPHD has been developing housing for more than 20 years and currently administers HOME funds for Rock County.

C. ORGANIZATIONAL CAPACITY

1. What is your organization's experience in managing publicly funded projects?

WPHD has extensive experience managing federal, state, and local government funding. Currently, WPHD manages more than \$3 million of federal, state, and local funding on an annual basis. Additionally, WPHD serves as a consultant to federal and state funders in developing monitoring and compliance systems.

WPHD utilizes a third-party accounting firm that specializes in non-profit accounting. WPHD has utilized this same firm for more than five years now and the firm has developed experience and knowledge in how to properly document and record transactions related to real estate development, grant funds, and non-grant revenues. WPHD management and board receive monthly financial statements. WPHD maintains written accounting procedures and fiscal procedures.

WPHD has a written personnel policy that was last updated by the Board of Directors in 2023. This policy manual includes grievance procedures and whistleblower procedures. WPHD also maintains an affirmative action plan as well as financial and accounting plans and procedures.

We have one HOME project with the City of Beloit and one with the City of Janesville. Both projects are on schedule.

2. List funders and describe type and frequency of monitoring, as well as any findings, and the resolution of those findings.

WPHD receives funding from multiple agencies including: DECHR, WHEDA, City of Madison, Rock County HOME Consortium, City of Janesville, Milwaukee County, and the City of Beloit.

3. What are the qualifications of the staff members involved in the project?

Describe the qualifications (e.g., education, training, experience) of the specific staff members who will manage the project and provide services.

Todd Mandel is the lead developer for WPHD and has more than 20 years of experience developing affordable homes using HOME and other funding sources. Todd is certified in Affordable Housing Development by NeighborWorks America, is a Certified HOME Specialist, and is a licensed Wisconsin Real Estate Broker. Tyler Goedtke is WPHD's Construction Manager and manages contractors and buildings trades. He is a certified HQS Inspector and has a degree in Construction Management. Heather Boggs provides intake and income qualification review services at the time of sale. She has successfully overseen the sale of more than 20 affordable single family homes.

4. How will your organization assure that project services are provided in a culturally competent and linguistically accessible manner?

WPHD Staff complete bi-annual training on cultural competency and responsiveness. Additionally, WPHD engages members of its Board for assistance in reviewing materials to ensure our materials are culturally responsive. WPHD also maintains agreements with translation agencies to ensure that homebuyer households who do not have an English speaker can still access the information and/or connect with WPHD staff without a financial impact.

D. FINANCIAL FEASIBILITY

1. Provide a copy of the latest Budget Summary for your organization.

HOME funding will be used for two purposes. The bulk of the HOME funding will be used to pay for direct construction costs based on verified invoices received from the General Contractor. When the HOME funds are exhausted, then loan funds will be used. The remainder of the HOME funds will be used for the developer fee on each unit once it is sold.

HOME funds will only be used for construction costs and developer fees. They will not be used for staff costs, equipment, supplies, etc.

2. If funded, will the proposed project leverage additional resources?

WPHD will leverage up to \$12,000 of Focus on Energy funding for solar panel installations if that funding continues to be available at the time the project is developed. Buyers will additionally be able to access up to \$5,000 of non-federal downpayment assistance through ACTS Housing and an additional \$10,000 through the FHLBC DownPayment Plus Program.

3. If the proposed project is funded at a level lower than requested, will the project still move forward?

Each unit is budgeted at the designated amount in HOME funds. As funds are reduced, less homes can be produced.

4. Financial Management Capability:

WPHD utilizes an third-party accounting firm and a third-party auditing firm to manage its financial audits and bookkeeping. WPHD conducts annual audits and is required to submit a single audit due to federal funding. WPHD has not had a finding in its past four audits.

E. CONFLICT OF INTEREST

1. Please indicate if any of your agency’s staff and/or board/committee members has served on the Beloit Community Development Authority and/or Beloit City Council. Please also indicate if any of your agency’s staff and/or board/committee members has served in the last year on the Beloit Community Development Authority and/or Beloit City Council.

If yes, please list their information on the next page.

| Name | Title or Position |
|------|-------------------|
| NA | |
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| WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT SOURCES AND USES OF FUNDS | | Draw 1 | Draw 2 | Draw 3 | Draw 4 | Draw 5 | Draw 6 | Draw 7 | Draw 8 | Final Reconciliation | TOTAL | Amount Remaining |
|--|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------------|-------------|----------------------|
| 1321 Shirland Ave, Beloit | | | | | | | | | | | | |
| BUDGET | | | | | | | | | | | | |
| Sources of Funds | | | | | | | | | | | | |
| HOME/WRRP/Other Funds | \$ 133,000.00 | | | | | | | | | | \$ - | \$ 133,000.00 |
| Focus on Energy | \$ 12,000.00 | | | | | | | | | | \$ - | \$ 12,000.00 |
| | | | | | | | | | | | \$ - | \$ - |
| Construction financing | \$ 144,000.00 | | | | | | | | | | \$ - | \$ 144,000.00 |
| WPHD funds forwarded | \$ 27,933.50 | | | | | | | | | | \$ - | \$ 27,933.50 |
| TOTAL SOURCES | \$ 316,933.50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 316,933.50 |
| Uses of Funds | | | | | | #REF! | | | | | | |
| Acquisition (Hard Cost) | | | | | | | | | | | | |
| Purchase Price | \$ - | | | | | | | | | | \$ - | \$ - |
| Closing Costs | \$ - | | | | | | | | | | \$ - | \$ - |
| Property Tax Pro-ration | \$ - | | | | | | | | | | \$ - | \$ - |
| <i>Subtotal</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> |
| Construction Hard Costs | | | | | | | | | | | | |
| Construction Contract | \$ 260,000.00 | | | | | | | | | | \$ - | \$ 260,000.00 |
| Solar system | \$ 16,000.00 | | | | | | | | | | \$ - | \$ 16,000.00 |
| Change Orders | \$ - | | | | | | | | | | \$ - | \$ - |
| Appliances | \$ 3,000.00 | | | | | | | | | | \$ - | \$ 3,000.00 |
| Contingency | \$ 10,000.00 | | | | | | | | | | \$ - | \$ 10,000.00 |
| <i>Subtotal</i> | <i>\$ 289,000.00</i> | | | | | | | | | | <i>\$ -</i> | <i>\$ 289,000.00</i> |
| Soft Costs | | | | | | | | | | | | |
| Construction Loan Fees/Interest | \$ 3,500.00 | | | | | | | | | | \$ - | \$ 3,500.00 |
| Insurance | \$ 958.50 | | | | | | | | | | \$ - | \$ 958.50 |
| Maintenance (Lawn/Snow) | \$ 2,000.00 | | | | | | | | | | \$ - | \$ 2,000.00 |
| Utilities | \$ 1,500.00 | | | | | | | | | | \$ - | \$ 1,500.00 |
| Real Estate Taxes | \$ - | | | | | | | | | | \$ - | \$ - |
| Architect | \$ 500.00 | | | | | | | | | | \$ - | \$ 500.00 |
| Appraisal post-rehab | \$ 400.00 | | | | | | | | | | \$ - | \$ 400.00 |
| Lead and Environmental Assessments | \$ - | | | | | | | | | | \$ - | \$ - |
| Other Soft Costs, Travel | \$ 4,000.00 | | | | | | | | | | \$ - | \$ 4,000.00 |
| HQS Inspection pre-purchase | \$ - | | | | | | | | | | \$ - | \$ - |
| HQS Inspection post-purchase | \$ 75.00 | | | | | | | | | | \$ - | \$ 75.00 |
| Homebuyer Counseling | \$ - | | | | | | | | | | \$ - | \$ - |
| Developer Fee | \$ 15,000.00 | | | | | | | | | | \$ - | \$ 15,000.00 |
| <i>Subtotal</i> | <i>\$ 27,933.50</i> | | | | | | | | | | <i>\$ -</i> | <i>\$ 27,933.50</i> |
| TOTAL USES | \$ 316,933.50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 300,933.50 |
| Net Available | \$ - | | | | | | | | | | | |
| FINAL CLOSING TO HOMEOWNER | | | | | | | | | | | | |
| Estimated Sales Price | \$ 180,000.00 | | | | | | | | | | | |
| Blackhawk downpayment | \$ (15,000.00) | | | | | | | | | | | |
| ACTS downpayment assistance | \$ (4,000.00) | | | | | | | | | | | |
| FHLBC DPP | \$ (10,000.00) | | | | | | | | | | | |
| Mortgage price to buyer | \$ 151,000.00 | | | | | | | | | | | |

| WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT SOURCES AND USES OF FUNDS | | Draw 1 | Draw 2 | Draw 3 | Draw 4 | Draw 5 | Draw 6 | Draw 7 | Draw 8 | Final Reconciliation | TOTAL | Amount Remaining |
|--|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------------|-------------|----------------------|
| 1325 Shirland Ave, Beloit | | | | | | | | | | | | |
| BUDGET | | | | | | | | | | | | |
| Sources of Funds | | | | | | | | | | | | |
| HOME/WRRP/Other Funds | \$ 133,000.00 | | | | | | | | | | \$ - | \$ 133,000.00 |
| Focus on Energy | \$ 12,000.00 | | | | | | | | | | \$ - | \$ 12,000.00 |
| | | | | | | | | | | | \$ - | \$ - |
| Construction financing | \$ 144,000.00 | | | | | | | | | | \$ - | \$ 144,000.00 |
| WPHD funds forwarded | \$ 27,933.50 | | | | | | | | | | \$ - | \$ 27,933.50 |
| TOTAL SOURCES | \$ 316,933.50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 316,933.50 |
| Uses of Funds | | | | | | #REF! | | | | | | |
| Acquisition (Hard Cost) | | | | | | | | | | | | |
| Purchase Price | \$ - | | | | | | | | | | \$ - | \$ - |
| Closing Costs | \$ - | | | | | | | | | | \$ - | \$ - |
| Property Tax Pro-ration | \$ - | | | | | | | | | | \$ - | \$ - |
| <i>Subtotal</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> |
| Construction Hard Costs | | | | | | | | | | | | |
| Construction Contract | \$ 260,000.00 | | | | | | | | | | \$ - | \$ 260,000.00 |
| Solar system | \$ 16,000.00 | | | | | | | | | | \$ - | \$ 16,000.00 |
| Change Orders | \$ - | | | | | | | | | | \$ - | \$ - |
| Appliances | \$ 3,000.00 | | | | | | | | | | \$ - | \$ 3,000.00 |
| Contingency | \$ 10,000.00 | | | | | | | | | | \$ - | \$ 10,000.00 |
| <i>Subtotal</i> | <i>\$ 289,000.00</i> | | | | | | | | | | <i>\$ -</i> | <i>\$ 289,000.00</i> |
| Soft Costs | | | | | | | | | | | | |
| Construction Loan Fees/Interest | \$ 3,500.00 | | | | | | | | | | \$ - | \$ 3,500.00 |
| Insurance | \$ 958.50 | | | | | | | | | | \$ - | \$ 958.50 |
| Maintenance (Lawn/Snow) | \$ 2,000.00 | | | | | | | | | | \$ - | \$ 2,000.00 |
| Utilities | \$ 1,500.00 | | | | | | | | | | \$ - | \$ 1,500.00 |
| Real Estate Taxes | \$ - | | | | | | | | | | \$ - | \$ - |
| Architect | \$ 500.00 | | | | | | | | | | \$ - | \$ 500.00 |
| Appraisal post-rehab | \$ 400.00 | | | | | | | | | | \$ - | \$ 400.00 |
| Lead and Environmental Assessments | \$ - | | | | | | | | | | \$ - | \$ - |
| Other Soft Costs, Travel | \$ 4,000.00 | | | | | | | | | | \$ - | \$ 4,000.00 |
| HQS Inspection pre-purchase | \$ - | | | | | | | | | | \$ - | \$ - |
| HQS Inspection post-purchase | \$ 75.00 | | | | | | | | | | \$ - | \$ 75.00 |
| Homebuyer Counseling | \$ - | | | | | | | | | | \$ - | \$ - |
| Developer Fee | \$ 15,000.00 | | | | | | | | | | \$ - | \$ 15,000.00 |
| <i>Subtotal</i> | <i>\$ 27,933.50</i> | | | | | | | | | | <i>\$ -</i> | <i>\$ 27,933.50</i> |
| TOTAL USES | \$ 316,933.50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 300,933.50 |
| Net Available | \$ - | | | | | | | | | | | |
| FINAL CLOSING TO HOMEOWNER | | | | | | | | | | | | |
| Estimated Sales Price | \$ 180,000.00 | | | | | | | | | | | |
| Blackhawk downpayment | \$ (15,000.00) | | | | | | | | | | | |
| ACTS downpayment assistance | \$ (4,000.00) | | | | | | | | | | | |
| FHLBC DPP | \$ (10,000.00) | | | | | | | | | | | |
| Mortgage price to buyer | \$ 151,000.00 | | | | | | | | | | | |

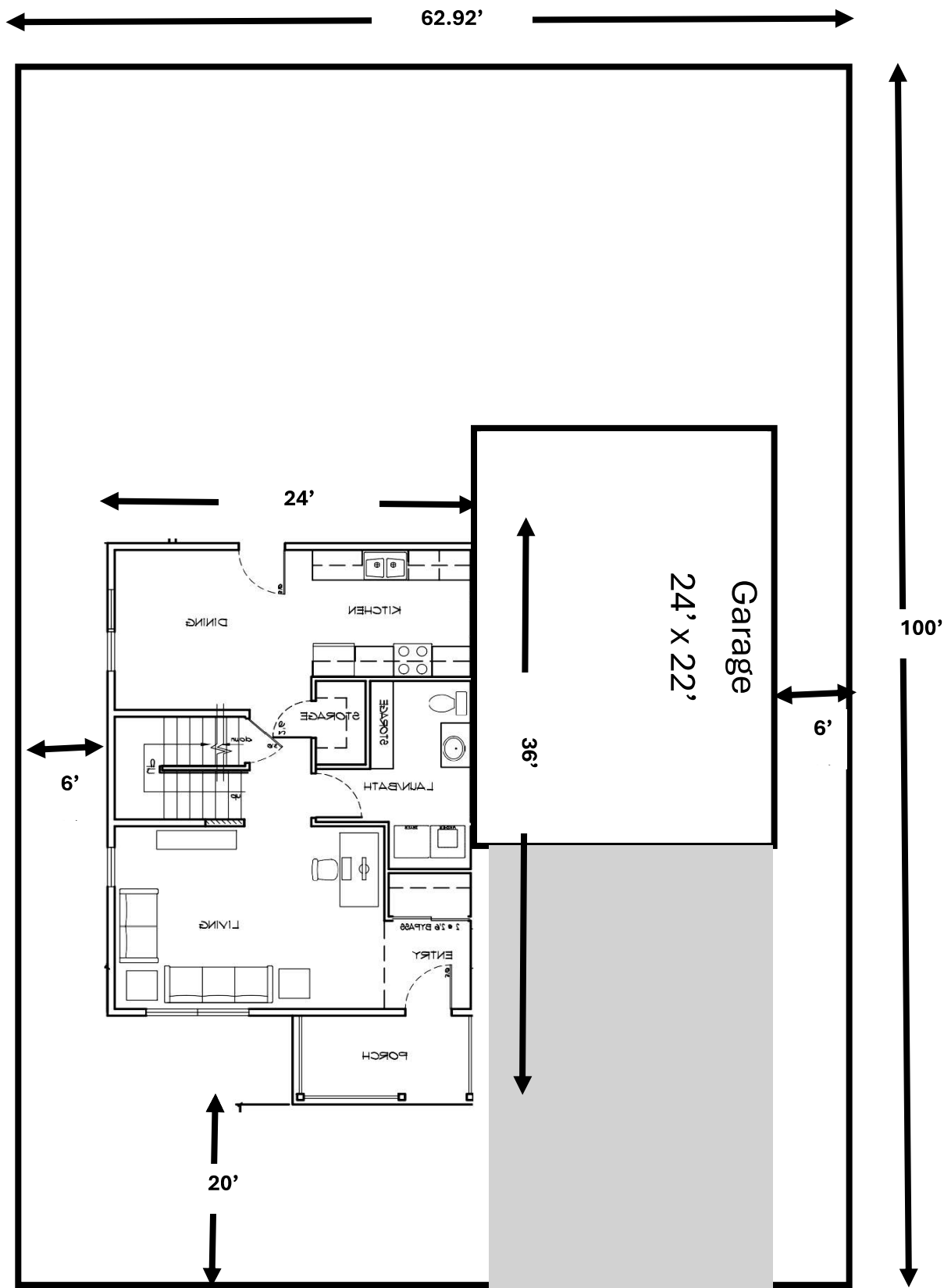
| WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT SOURCES AND USES OF FUNDS | | Draw 1 | Draw 2 | Draw 3 | Draw 4 | Draw 5 | Draw 6 | Draw 7 | Draw 8 | Final Reconciliation | TOTAL | Amount Remaining |
|--|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------------|-------------|----------------------|
| 1115 Summit Avenue, Beloit | | | | | | | | | | | | |
| BUDGET | | | | | | | | | | | | |
| Sources of Funds | | | | | | | | | | | | |
| HOME/WRRP/Other Funds | \$ 133,000.00 | | | | | | | | | | \$ - | \$ 133,000.00 |
| Focus on Energy | \$ 12,000.00 | | | | | | | | | | \$ - | \$ 12,000.00 |
| | | | | | | | | | | | \$ - | \$ - |
| Construction financing | \$ 144,000.00 | | | | | | | | | | \$ - | \$ 144,000.00 |
| WPHD funds forwarded | \$ 27,933.50 | | | | | | | | | | \$ - | \$ 27,933.50 |
| TOTAL SOURCES | \$ 316,933.50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 316,933.50 |
| Uses of Funds | | | | | | | | | | | | |
| Acquisition (Hard Cost) | | | | | | | | | | | | |
| Purchase Price | \$ - | | | | | | | | | | \$ - | \$ - |
| Closing Costs | \$ - | | | | | | | | | | \$ - | \$ - |
| Property Tax Pro-ration | \$ - | | | | | | | | | | \$ - | \$ - |
| <i>Subtotal</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> | <i>\$ -</i> |
| Construction Hard Costs | | | | | | | | | | | | |
| Construction Contract | \$ 260,000.00 | | | | | | | | | | \$ - | \$ 260,000.00 |
| Solar system | \$ 16,000.00 | | | | | | | | | | | |
| Change Orders | \$ - | | | | | | | | | | | \$ - |
| Appliances | \$ 3,000.00 | | | | | | | | | | | \$ 3,000.00 |
| Contingency | \$ 10,000.00 | | | | | | | | | | \$ - | \$ 10,000.00 |
| <i>Subtotal</i> | <i>\$ 289,000.00</i> | | | | | | | | | | <i>\$ -</i> | <i>\$ 273,000.00</i> |
| Soft Costs | | | | | | | | | | | | |
| Construction Loan Fees/Interest | \$ 3,500.00 | | | | | | | | | | \$ - | \$ 3,500.00 |
| Insurance | \$ 958.50 | | | | | | | | | | \$ - | \$ 958.50 |
| Maintenance (Lawn/Snow) | \$ 2,000.00 | | | | | | | | | | \$ - | \$ 2,000.00 |
| Utilities | \$ 1,500.00 | | | | | | | | | | \$ - | \$ 1,500.00 |
| Real Estate Taxes | \$ - | | | | | | | | | | \$ - | \$ - |
| Architect | \$ 500.00 | | | | | | | | | | \$ - | \$ 500.00 |
| Appraisal post-rehab | \$ 400.00 | | | | | | | | | | \$ - | \$ 400.00 |
| Lead and Environmental Assessments | \$ - | | | | | | | | | | \$ - | \$ - |
| Other Soft Costs, Travel | \$ 4,000.00 | | | | | | | | | | \$ - | \$ 4,000.00 |
| HQS Inspection pre-purchase | \$ - | | | | | | | | | | \$ - | \$ - |
| HQS Inspection post-purchase | \$ 75.00 | | | | | | | | | | \$ - | \$ 75.00 |
| Homebuyer Counseling | \$ - | | | | | | | | | | \$ - | \$ - |
| Developer Fee | \$ 15,000.00 | | | | | | | | | | \$ - | \$ 15,000.00 |
| <i>Subtotal</i> | <i>\$ 27,933.50</i> | | | | | | | | | | <i>\$ -</i> | <i>\$ 27,933.50</i> |
| TOTAL USES | \$ 316,933.50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 300,933.50 |
| Net Available | \$ - | | | | | | | | | | | |
| FINAL CLOSING TO HOMEOWNER | | | | | | | | | | | | |
| Estimated Sales Price | \$ 180,000.00 | | | | | | | | | | | |
| Blackhawk downpayment | \$ (15,000.00) | | | | | | | | | | | |
| ACTS downpayment assistance | \$ (4,000.00) | | | | | | | | | | | |
| FHLBC DPP | \$ (10,000.00) | | | | | | | | | | | |
| Mortgage price to buyer | \$ 151,000.00 | | | | | | | | | | | |

Floorplans, Elevations and Site Plans

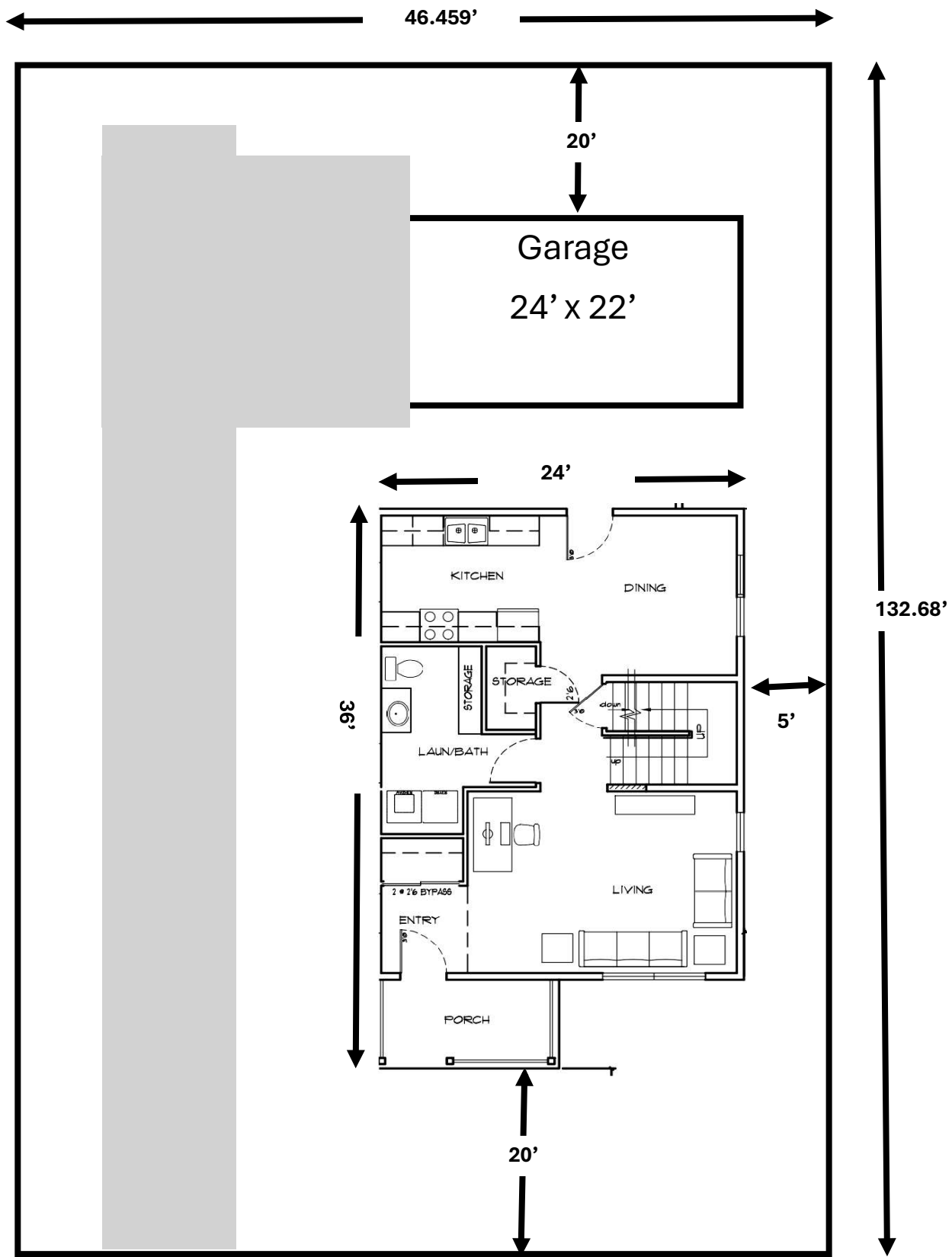
The following site plans are provided as a guide to the projects. Final design is subject to changes based on topography, architectural demands, and cost impacts.

Garages may be attached or unattached depending on the lot size, setback rules, and zoning requirements. Only attached garages are shown in the attached plans. However, the attached plans are only for demonstration/example purposes.

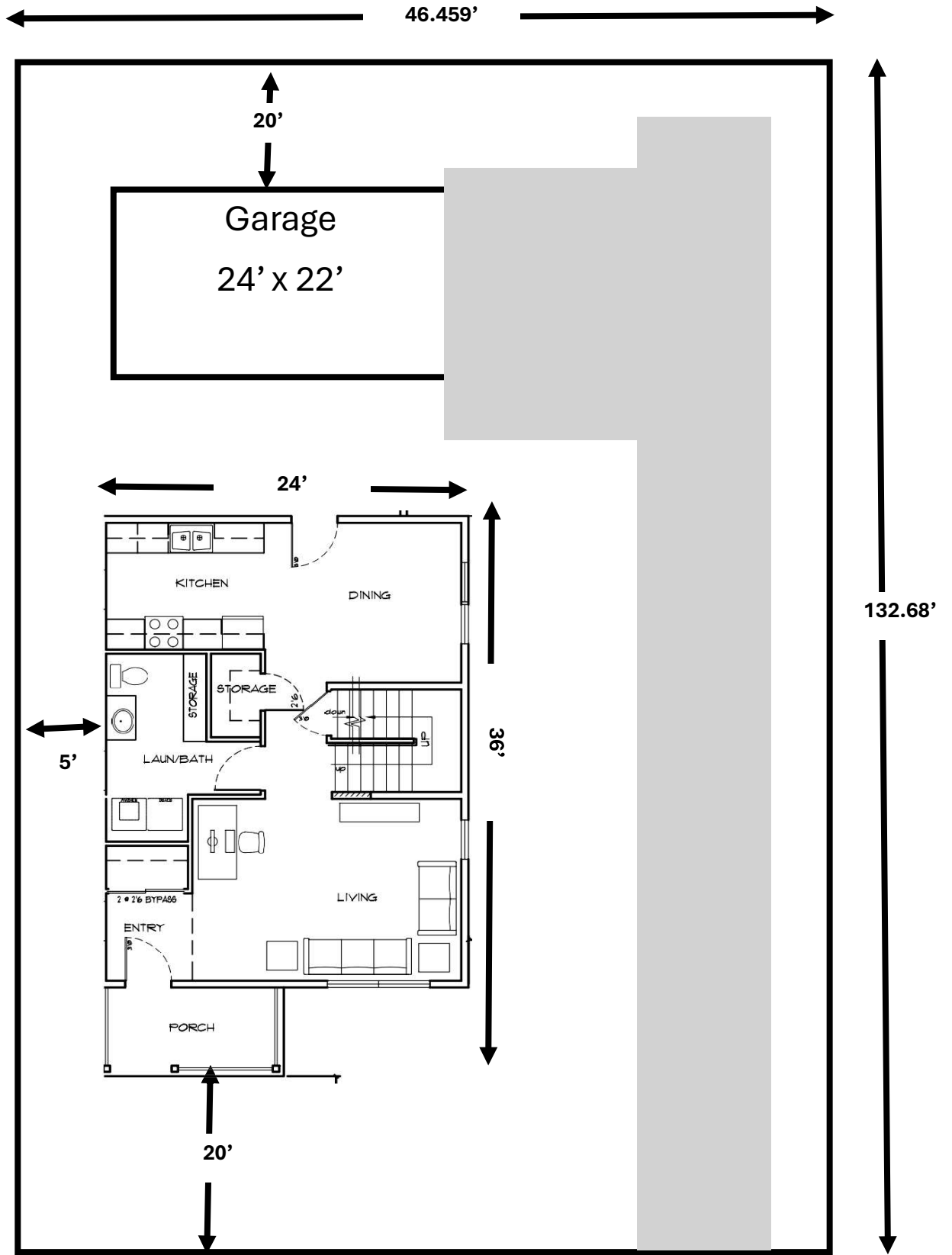
It would be WPHD's intention to construct homes that look similar to the attached floorplans/elevations. This would be a floorplan/house style that WPHD has not previously constructed in Beloit. However, by utilizing existing designs, WPHD can initiate the projects faster.



1115 Summit



1321 Shirland

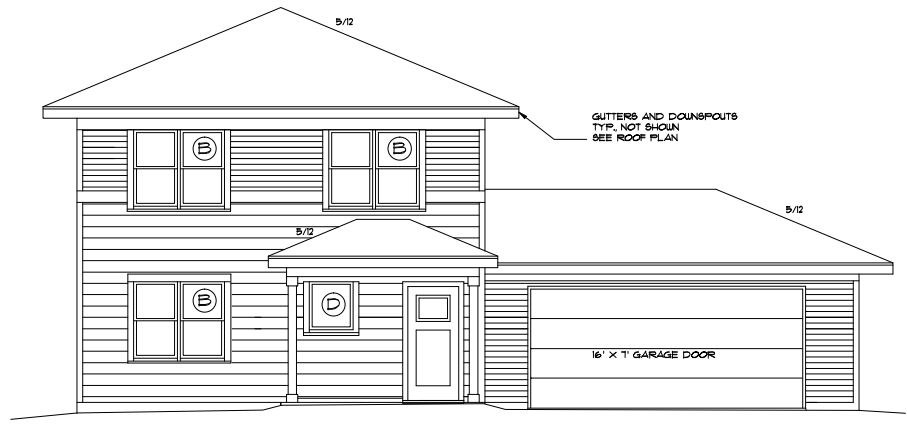


1325 Shirland

ROOF TRUSS BEARING 117'-0 1/4"

SECOND FLOOR 108'-1 1/8"

FIRST FLOOR 100'-0"
TOP OF WALL 99'-0 1/2"



FRONT (NORTH) ELEVATION

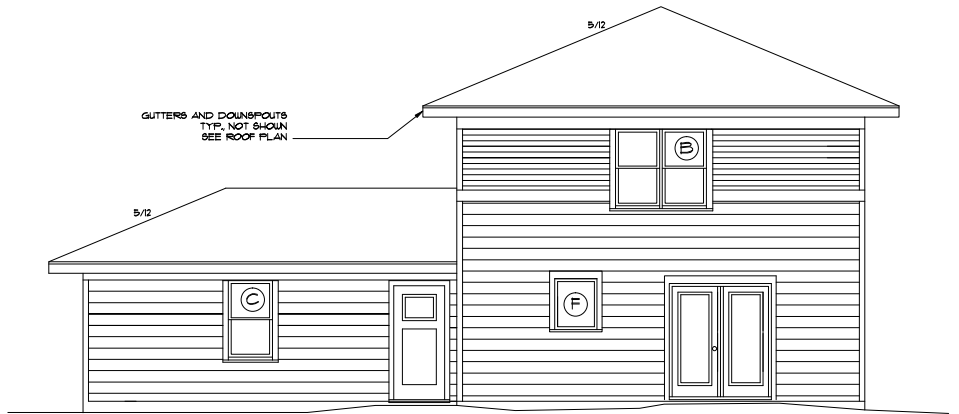
TOP OF FOOTING 91'-2 1/4"



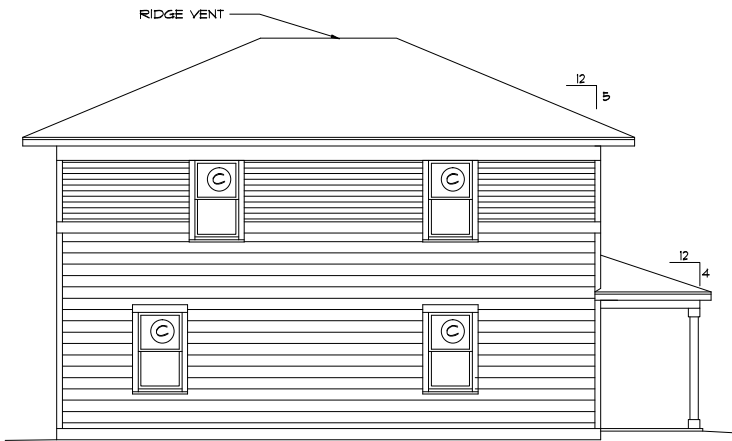
RIGHT SIDE (WEST) ELEVATION

ESTIMATING SET -
NOT FOR CONSTRUCTION

| | | | |
|---------|---|--|------|
| 4/17/23 | WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME 2421 DUNN'S MARSH TERRACE MADISON, WISCONSIN | glueck architects <small>417 Virginia Terrace, Madison, WI 53726 (608)251-2551</small> | 2301 |
|---------|---|--|------|



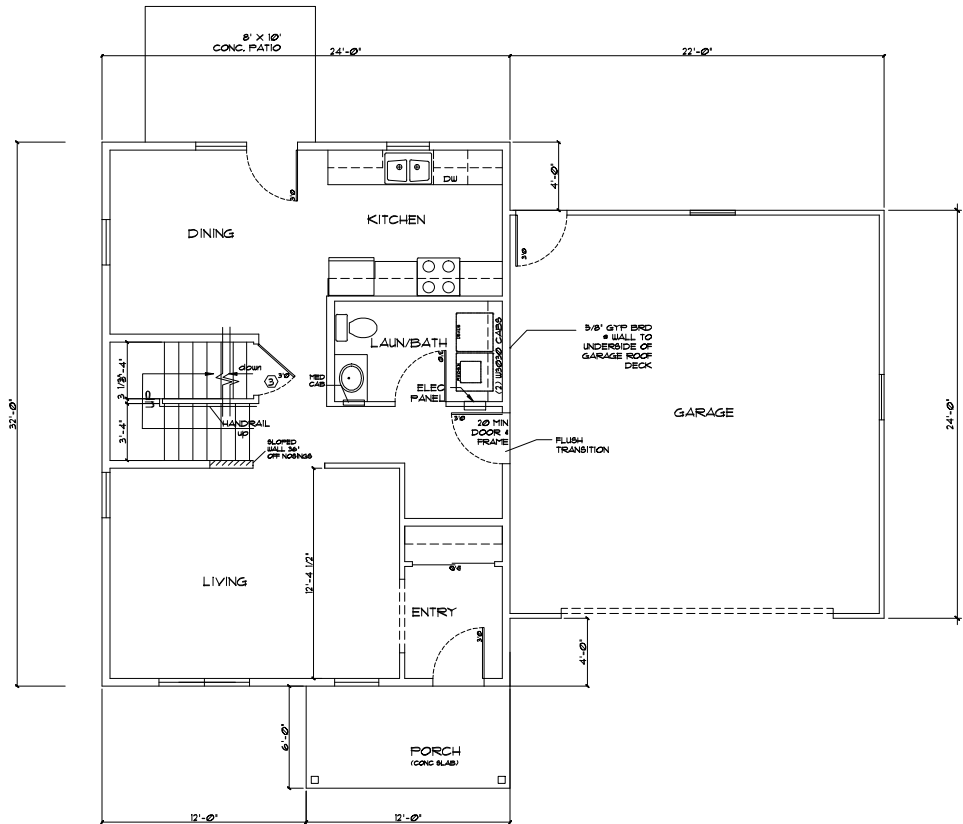
REAR (SOUTH) ELEVATION



LEFT SIDE (EAST) ELEVATION

ESTIMATING SET -
NOT FOR CONSTRUCTION

| | | | |
|---------|---|--|------|
| 4/17/23 | WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME 2421 DUNN'S MARSH TERRACE MADISON, WISCONSIN | glueck architects <small>417 Virginia Terrace, Madison, WI 53726 (608)251-2551</small> | 2301 |
|---------|---|--|------|

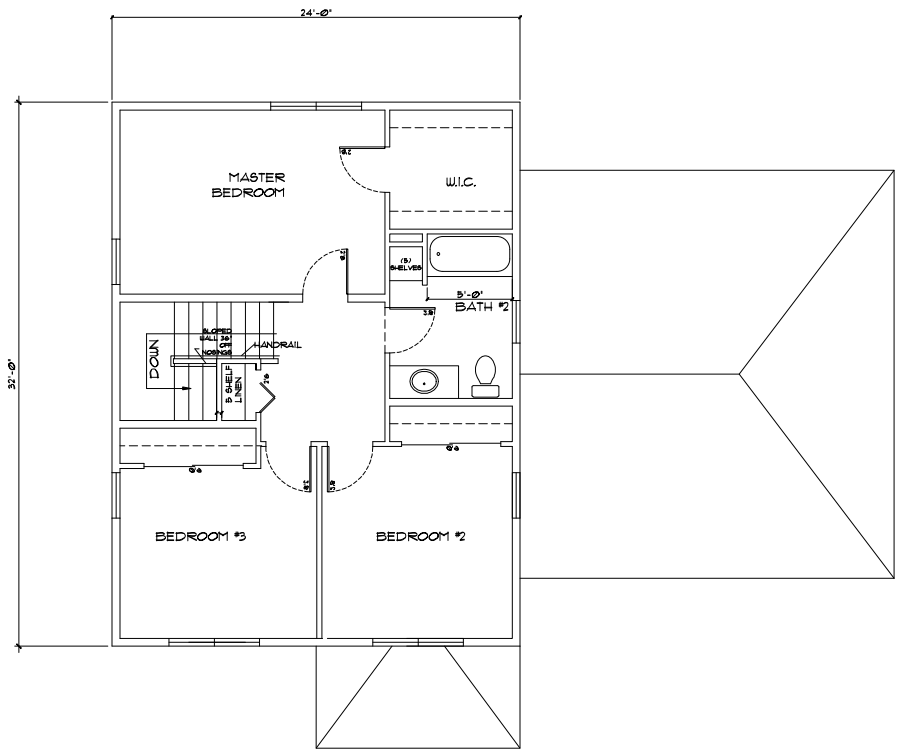


FIRST FLOOR PLAN

0 2 4 6 8 feet

ESTIMATING SET -
NOT FOR CONSTRUCTION

| | | | |
|---------|---|--|------|
| 4/17/23 | WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME 2421 DUNN'S MARSH TERRACE MADISON, WISCONSIN | glueck architects <small>417 Virginia Terrace, Madison, WI 53726 (608)251-2551</small> | 2301 |
|---------|---|--|------|



SECOND FLOOR PLAN

0 2 4 6 8 feet

ESTIMATING SET -
NOT FOR CONSTRUCTION

| | | | |
|---------|---|--|------|
| 4/17/23 | WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT NEW SINGLE-FAMILY HOME 2421 DUNN'S MARSH TERRACE MADISON, WISCONSIN | glueck architects <small>417 Virginia Terrace, Madison, WI 53726 (608)251-2551</small> | 2301 |
|---------|---|--|------|