

For the regular board meeting of the Housing Authority of the County of Scotts Bluff, Nebraska to be held both at the Housing Partners of Western Nebraska Board Room, 89A Woodley Park Road, Gering, NE and via Zoom Meeting ID: 881 8579 3932, on Tuesday April 15, 2025 at 12:00 p.m. The meeting has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act is available upon request.

Opening Statement: This meeting of the Commissioners of the Housing Authority of the County of Scotts Bluff has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act is posted in the Community Room and copies of the Open Meetings statutes are available to anyone attending this meeting. Public Comment is reserved at the beginning of the meeting with a limit of 5 minutes. The Board reserves the right to enter into closed session if deemed necessary. We ask that all Cell phones be turned off during the meeting. – Thank you.

Business Session:

Public Comment:

1. Roll Call
2. Approval of the minutes of the March 2025 meeting
3. Bills and Communications: Approval of April Payroll and Bills & Disbursements as presented
4. Report of the Secretary-Treasurer:
 - a. Tenants Accounts – No Motion needed
5. Reports of Committees
 - a. TQM, Management, ROSS and Carpenter Center
6. Old business
 - a. None
7. New business
 - a. Resolution: ACOP
 - b. Resolution: Section 8 Admin Plan
 - c. Resolution: 2025 Annual Plan
 - d. Resolution: CAP 5 Year Plan
 - e. Resolution: 2025 Capitol Plan
 - f. Resolution: Agency 5 Year Plan
8. Adjournment

Please Note: Next Meeting – May 6, 2025 at 12:00

March 4, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on March 4, 2025, at the Housing Partners of Western Nebraska Community Room, 89A Woodley Park Rd, Gering, NE, and via Zoom. The meeting was properly advertised, and the meeting was conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act was available.

Members Present upon roll call: Chairperson Tammy Henkel, Vice-Chairperson George Cortinez, and Commissioner Hilary Wasserburger were all present. Excused: Albert Bustinza. Representing the Housing Authority: Anita Doggett, Rita Morales, Jason Wilcox, Velma Jamison, Marissa Lucius, Kim Wells, Kendra One Horn, and Jeff Wiens. County Commissioner Mike Blue was in attendance.

Chairperson Henkel called the meeting to order at 12:03 p.m.

Public Comment: None.

Auditor Jeff Weins presented the 2023-2024 Audit.

Moved by Cortinez and seconded by Wasserburger to approve the February 4, 2025 minutes, as presented. YEA: Cortinez, Henkel, Wasserburger. NAY: None. EXCUSED: Bustinza

Moved by Wasserburger, seconded by Cortinez to approve Payroll and Bills and Communications as presented. YEA: Cortinez, Henkel, Wasserburger. NAY: None. EXCUSED: Bustinza

CEO Doggett initiated the tenant account reports. PH Coordinator Lucius mentioned that Public Housing is performing well in terms of both vacancies and rent collection. Property Manager Jamison reported that her properties have a few vacancies that should be filled soon. Both Doggett and Morales commended Jamison for her commitment to assisting with the Housing Choice Voucher (HCV) program while also learning to complete her own Tax Credit reporting. HCV Coordinator One Horn noted that the HCV program is stable and that funds are being allocated effectively.

Maintenance Director Wilcox reported that the office remodel and the installation of security cameras are both on schedule. CEO Doggett and Resource Director Morales acknowledged that management is performing well, and there were no new updates to share. CEO Doggett informed the board about the Carpenter Center Fundraiser scheduled for April 25th. ROSS Coordinator Wells mentioned that her program is progressing well and discussed the possibility of staff training.

CEO Doggett advised the Personnel Policy is still being worked on and would need to table the item.

Motion by Wasserburger, second by Cortinez to approve Audit as presented. YEA: Cortinez, Henkel, Wasserburger. NAY: None. EXCUSED: Bustinza

Motion by Wasserburger, second by Cortinez to open CD for \$115,000 from SBHA account. YEA: Cortinez, Henkel, Wasserburger. NAY: None. EXCUSED: Bustinza

Next meeting April 15, 2025.

Moved by Wasserburger, seconded by Cortinez to adjourn the meeting at 12:48 p.m.

Chairperson Tammy Henkel

Secretary Anita Doggett

Housing Partners of Western Nebraska

4/2/2025 1:45 PM

Register: Platte Valley

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2025	Ele Pmt	Aflac	-split-	CNN42	1,050.38			217,430.99
03/01/2025	Ele Pmt	Medica Insurance	-split-	A00938	26,027.36			191,403.63
03/01/2025	Ele Pmt	Equitable	-split-	20000000006300	1,459.53			189,944.10
03/03/2025			3100 · Tenant Revenu...	Deposit			778.00	190,722.10
03/03/2025	ele pmt	US Bank	20000 · Accounts Paya...		5,282.55			185,439.55
03/03/2025	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:2...	216175	635.41			184,804.14
03/03/2025	28233		20000 · Accounts Paya...		100.00			184,704.14
03/03/2025	28234		20000 · Accounts Paya...		100.00			184,604.14
03/04/2025			-split-	Deposit			14,316.00	198,920.14
03/04/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99			198,825.15
03/04/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99			198,730.16
03/05/2025			-split-	Deposit			6,657.00	205,387.16
03/06/2025			Ross Grant (HUD)	Deposit			6,186.98	211,574.14
03/06/2025			-split-	Deposit			4,746.00	216,320.14
03/06/2025			3200 · Operation Subs...	Deposit			51,144.00	267,464.14
03/06/2025			-split-	Deposit			1,614.99	269,079.13
03/06/2025	ele pmt	Black Hills Energy 7...	20000 · Accounts Paya...		145.56			268,933.57
03/06/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		1,354.69			267,578.88
03/06/2025	Ele Pmt	Management Fund S...	Ross Grant (HUD)		6,186.98			261,391.90
03/06/2025	28235		20000 · Accounts Paya...		412.00			260,979.90
03/06/2025	28236		20000 · Accounts Paya...		412.00			260,567.90
03/06/2025	28237		20000 · Accounts Paya...		412.00			260,155.90
03/06/2025	28238	Menards	20000 · Accounts Paya...		333.58			259,822.32
03/06/2025	28239	Viaero	20000 · Accounts Paya...		552.99			259,269.33
03/07/2025			-split-	Deposit			6,654.00	265,923.33
03/07/2025			-split-	Deposit-EFT			11,526.00	277,449.33
03/10/2025			-split-	Deposit			2,295.00	279,744.33
03/10/2025	28240	Menards	20000 · Accounts Paya...		1,474.68			278,269.65
03/10/2025	28241	Sherwin Williams	20000 · Accounts Paya...		107.37			278,162.28
03/10/2025	28242	Snell Services, INC	20000 · Accounts Paya...		1,381.09			276,781.19
03/11/2025			-split-	Deposit			1,109.00	277,890.19
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		58.43			277,831.76
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.97			277,774.79
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		77.13			277,697.66
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		53.77			277,643.89
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		100.30			277,543.59
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		68.60			277,474.99
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		55.52			277,419.47
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		190.23			277,229.24

Housing Partners of Western Nebraska

4/2/2025 1:45 PM

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From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		59.21			277,170.03
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		52.13			277,117.90
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		55.92			277,061.98
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		69.86			276,992.12
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.20			276,935.92
03/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		132.26			276,803.66
03/11/2025	ele pmt	Presto X	20000 · Accounts Paya...		282.17			276,521.49
03/11/2025	Ele Pmt	Colonial Life	-split-	E5364880	486.14			276,035.35
03/11/2025	28243	Century Business Pr...	20000 · Accounts Paya...		216.52			275,818.83
03/11/2025	28244	City of Minatare	20000 · Accounts Paya...		1,419.06			274,399.77
03/11/2025	28245	Don Schmidt Carpet	20000 · Accounts Paya...		345.00			274,054.77
03/11/2025	28246	Morrill Hardware	20000 · Accounts Paya...		13.16			274,041.61
03/11/2025	28247	NAPA - Frank Parts ...	20000 · Accounts Paya...		364.51			273,677.10
03/11/2025	28248	Quadient Lease USA	20000 · Accounts Paya...	Postage Machi...	960.00			272,717.10
03/11/2025	28249	Sherwin Williams	20000 · Accounts Paya...		98.73			272,618.37
03/11/2025	28250	Waste Connections	20000 · Accounts Paya...		48.89			272,569.48
03/11/2025	28251	Winsupply	20000 · Accounts Paya...		250.96			272,318.52
03/12/2025	ele pmg	NPPD	20000 · Accounts Paya...		77.51			272,241.01
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		158.25			272,082.76
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		444.56			271,638.20
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		209.84			271,428.36
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		246.26			271,182.10
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		70.16			271,111.94
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		78.69			271,033.25
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		44.86			270,988.39
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		35.94			270,952.45
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.83			270,900.62
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		69.58			270,831.04
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		53.39			270,777.65
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		57.56			270,720.09
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		62.51			270,657.58
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		78.98			270,578.60
03/12/2025	ele pmt	NPPD	20000 · Accounts Paya...		61.14			270,517.46
03/13/2025			-split-	Deposit			192.01	270,709.47
03/13/2025			-split-	Deposit			3,154.00	273,863.47
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.11			273,807.36
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		60.95			273,746.41
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.64			273,694.77
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		84.88			273,609.89

Housing Partners of Western Nebraska

4/2/2025 1:45 PM

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03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		67.06			273,542.83
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.46			273,491.37
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		52.03			273,439.34
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		97.49			273,341.85
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		69.08			273,272.77
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.36			273,221.41
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		42.35			273,179.06
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		58.34			273,120.72
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		58.53			273,062.19
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		89.64			272,972.55
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		72.10			272,900.45
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		58.53			272,841.92
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		53.29			272,788.63
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.94			272,733.69
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		63.09			272,670.60
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.75			272,615.85
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		60.85			272,555.00
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		80.25			272,474.75
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		52.82			272,421.93
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		44.66			272,377.27
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		47.49			272,329.78
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		67.35			272,262.43
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		55.72			272,206.71
03/13/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.17			272,152.54
03/14/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		56.97			272,095.57
03/14/2025	ele pmt	Spectrum Enterprise	20000 · Accounts Paya...	176249201	319.99			271,775.58
03/14/2025	ele pmt	TQM	20000 · Accounts Paya...		26,443.23			245,332.35
03/14/2025	28252	City of Terrytown	20000 · Accounts Paya...		5,797.28			239,535.07
03/14/2025	28253	AC Electric Motor S...	20000 · Accounts Paya...		255.88			239,279.19
03/14/2025	28254	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	52.58			239,226.61
03/14/2025	28255	City of Scottsbluff	20000 · Accounts Paya...		2,158.39			237,068.22
03/14/2025	28256	Dennis Supply	20000 · Accounts Paya...	65860 0001	152.75			236,915.47
03/14/2025	28257	Independent Plumbing	20000 · Accounts Paya...	3448	722.79			236,192.68
03/14/2025	28258	Intralinks	20000 · Accounts Paya...		406.25			235,786.43
03/14/2025	28259	Menards	20000 · Accounts Paya...		1,288.81			234,497.62
03/14/2025	28260	Quadient Fianance ...	20000 · Accounts Paya...	7900 0440 802...	750.00			233,747.62
03/14/2025	28261	Verizon	20000 · Accounts Paya...		360.09			233,387.53
03/14/2025	28262	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 16 1412	112.01			233,275.52
03/14/2025	28263	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 24 150	228.56			233,046.96

Housing Partners of Western Nebraska

4/2/2025 1:45 PM

Register: Platte Valley

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/14/2025	28264	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	52.15			232,994.81
03/14/2025	20250355	EFTPS	-split-	47-0496611	8,797.76			224,197.05
03/14/2025	20250356	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,375.81			222,821.24
03/14/2025	20250357	Benefit Consultants ...	-split-	3535	4,858.13			217,963.11
03/14/2025	20250314		-split-		565.67			217,397.44
03/14/2025	20250315		-split-		1,223.34			216,174.10
03/14/2025	20250316		-split-		1,070.87			215,103.23
03/14/2025	20250317		-split-		2,727.24			212,375.99
03/14/2025	20250318		-split-		1,026.87			211,349.12
03/14/2025	20250319		-split-		1,336.78			210,012.34
03/14/2025	20250320		-split-		1,037.32			208,975.02
03/14/2025	20250321		-split-		1,402.56			207,572.46
03/14/2025	20250322		-split-		1,090.74			206,481.72
03/14/2025	20250323		-split-		1,625.73			204,855.99
03/14/2025	20250324		-split-		479.63			204,376.36
03/14/2025	20250325		-split-		1,452.85			202,923.51
03/14/2025	20250326		-split-		1,250.34			201,673.17
03/14/2025	20250327		-split-		1,398.20			200,274.97
03/14/2025	20250328		-split-		1,070.83			199,204.14
03/14/2025	20250329		-split-		702.15			198,501.99
03/14/2025	20250330		-split-		1,908.38			196,593.61
03/14/2025	20250331		-split-		1,841.94			194,751.67
03/14/2025	20250332		-split-		1,258.28			193,493.39
03/14/2025	20250333		-split-		1,291.53			192,201.86
03/14/2025	20250334		-split-		1,492.82			190,709.04
03/14/2025	20250335		-split-		1,166.04			189,543.00
03/14/2025	20250336		-split-		1,069.36			188,473.64
03/14/2025	20250337		-split-		1,149.45			187,324.19
03/14/2025	20250338		-split-		575.05			186,749.14
03/14/2025	20250339		-split-		810.00			185,939.14
03/14/2025	20250340		-split-		1,414.20			184,524.94
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			184,488.77
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			184,452.60
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			184,416.43
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			184,380.26
03/16/2025	ele pmt	Benefit Consultants ...	20000 · Accounts Paya...		758.34			183,621.92
03/17/2025			12000 · Undeposited F...	Deposit			233.12	183,855.04
03/17/2025			-split-	Deposit			10.00	183,865.04
03/19/2025	28265	Legacy Coop	20000 · Accounts Paya...		1,923.24			181,941.80

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Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/19/2025	28266	Menards	20000 · Accounts Paya...		361.35			181,580.45
03/19/2025	28267	Sherwin Williams	20000 · Accounts Paya...		141.50			181,438.95
03/19/2025	28268	Waste Connections	20000 · Accounts Paya...		48.89			181,390.06
03/19/2025	28269	Winsupply	20000 · Accounts Paya...		98.30			181,291.76
03/20/2025			-split-	Deposit			1,980.13	183,271.89
03/20/2025			3100 · Tenant Revenu...	Deposit			1,187.00	184,458.89
03/21/2025			12000 · Undeposited F...	Deposit			1,582.05	186,040.94
03/21/2025			12000 · Undeposited F...	Deposit			1,381.09	187,422.03
03/24/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99			187,327.04
03/24/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99			187,232.05
03/24/2025	28270	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	13.56			187,218.49
03/24/2025	28271	Dennis Supply	20000 · Accounts Paya...	65860 0001	122.39			187,096.10
03/24/2025	28272	Menards	20000 · Accounts Paya...		821.25			186,274.85
03/24/2025	28273	Snell Services, INC	20000 · Accounts Paya...		330.00			185,944.85
03/25/2025			12000 · Undeposited F...	Deposit			2,879.36	188,824.21
03/25/2025			-split-	Deposit			476.00	189,300.21
03/25/2025	28274	Menards	20000 · Accounts Paya...		2,879.36			186,420.85
03/26/2025			-split-	Deposit			2,417.50	188,838.35
03/27/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		1,426.57			187,411.78
03/27/2025	ele pmt	NPPD	20000 · Accounts Paya...		1,951.31			185,460.47
03/27/2025	ele pmt	Shaggy Buffalo Car...	20000 · Accounts Paya...		30.00			185,430.47
03/27/2025	ele pmt	NPPD	20000 · Accounts Paya...		67.31			185,363.16
03/27/2025	ele pmt	NPPD	20000 · Accounts Paya...		121.14			185,242.02
03/27/2025	28275	Accelerated Receiva...	20000 · Accounts Paya...		295.04			184,946.98
03/27/2025	28276	Column Software, P...	20000 · Accounts Paya...		8.18			184,938.80
03/27/2025	28277	Don Schmidt Carpet	20000 · Accounts Paya...		4,092.65			180,846.15
03/27/2025	28278	Independent Plumbing	20000 · Accounts Paya...	3448	949.85			179,896.30
03/27/2025	28279	Menards	20000 · Accounts Paya...		436.99			179,459.31
03/27/2025	28280	Petes Quick Lube	20000 · Accounts Paya...		182.25			179,277.06
03/27/2025	28281	Scotts Bluff County ...	20000 · Accounts Paya...		90.00			179,187.06
03/27/2025	28282	Snell Services, INC	20000 · Accounts Paya...		298.15			178,888.91
03/28/2025	ele pmt	HD Supply	-split-		2,140.81			176,748.10
03/28/2025	28283	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 16 1412	112.01			176,636.09
03/28/2025	28284	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 24 150	228.56			176,407.53
03/28/2025	28285	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39			176,356.14
03/28/2025	20250356	EFTPS	-split-	47-0496611	9,326.46			167,029.68
03/28/2025	20250357	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,448.77			165,580.91
03/28/2025	20250328		-split-		863.81			164,717.10
03/28/2025	20250329		-split-		1,119.67			163,597.43

Housing Partners of Western Nebraska

4/2/2025 1:45 PM

Register: Platte Valley

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/28/2025	20250330		-split-		1,304.88			162,292.55
03/28/2025	20250331		-split-		1,009.13			161,283.42
03/28/2025	20250332		-split-		2,727.24			158,556.18
03/28/2025	20250333		-split-		962.26			157,593.92
03/28/2025	20250334		-split-		1,275.47			156,318.45
03/28/2025	20250335		-split-		1,041.56			155,276.89
03/28/2025	20250336		-split-		1,402.56			153,874.33
03/28/2025	20250337		-split-		1,066.64			152,807.69
03/28/2025	20250338		-split-		1,536.70			151,270.99
03/28/2025	20250339		-split-		558.95			150,712.04
03/28/2025	20250340		-split-		1,489.11			149,222.93
03/28/2025	20250341		-split-		1,325.69			147,897.24
03/28/2025	20250342		-split-		1,398.20			146,499.04
03/28/2025	20250343		-split-		1,186.59			145,312.45
03/28/2025	20250344		-split-		742.26			144,570.19
03/28/2025	20250345		-split-		1,908.38			142,661.81
03/28/2025	20250346		-split-		1,841.94			140,819.87
03/28/2025	20250347		-split-		1,258.29			139,561.58
03/28/2025	20250348		-split-		1,285.60			138,275.98
03/28/2025	20250349		-split-		1,518.81			136,757.17
03/28/2025	20250350		-split-		1,166.04			135,591.13
03/28/2025	20250351		-split-		1,069.36			134,521.77
03/28/2025	20250352		-split-		1,264.21			133,257.56
03/28/2025	20250353		-split-		429.01			132,828.55
03/28/2025	20250354		-split-		813.38			132,015.17
03/28/2025	20250355		-split-		1,414.21			130,600.96
03/31/2025			-split-	Deposit			3,772.00	134,372.96
03/31/2025			-split-	Deposit			1,118.00	135,490.96
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		161.81			135,329.15
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		4,385.14			130,944.01
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		347.83			130,596.18
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		4,046.99			126,549.19
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		56.97			126,492.22
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		939.56			125,552.66
03/31/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		103.10			125,449.56
03/31/2025	ele pmt	HD Supply	-split-		337.52			125,112.04
03/31/2025	28286	City of Terrytown	20000 · Accounts Paya...		5,734.08			119,377.96
03/31/2025	28287	Independent Plumbing	20000 · Accounts Paya...	3448	540.51			118,837.45
03/31/2025	28288	Menards	20000 · Accounts Paya...		146.82			118,690.63

Housing Partners of Western Nebraska

4/2/2025 1:45 PM

Register: Platte Valley

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/31/2025	28289	Morrill Hardware	20000 · Accounts Paya...		30.26			118,660.37
03/31/2025	28290		20000 · Accounts Paya...		9.38			118,650.99
03/31/2025	28291	Scottsbluff/Gering C...	20000 · Accounts Paya...		215.00			118,435.99
03/31/2025	28292	Sherwin Williams	20000 · Accounts Paya...		618.75			117,817.24
03/31/2025	28293	State of Nebraska DAS	20000 · Accounts Paya...		417.02			117,400.22
03/31/2025	28294	Village Of Morrill	20000 · Accounts Paya...		2,408.93			114,991.29
03/31/2025	28295	Waste Connections	20000 · Accounts Paya...		73.34			114,917.95

Barrier Free Homes LLC

4/2/2025 1:47 PM

Register: 1111.01 · Platte Valley Bank

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2025			3100 · Tenant Revenu...	Deposit-HAP			2,474.00	98,113.94
03/03/2025			3100 · Tenant Revenu...	Deposit			300.00	98,413.94
03/04/2025			-split-	Deposit			1,038.00	99,451.94
03/04/2025	2008	City of Gering	2000 · *Accounts Paya...		602.48			98,849.46
03/05/2025			3100 · Tenant Revenu...	Deposit			1,444.00	100,293.46
03/06/2025			3100 · Tenant Revenu...	Deposit			257.00	100,550.46
03/10/2025	ele pmt	TQM	2000 · *Accounts Paya...		630.04			99,920.42
03/18/2025	ele pmt	Housing Authority ...	2000 · *Accounts Paya...		548.30			99,372.12
03/27/2025	2009	Julie's Antiques	2000 · *Accounts Paya...		300.00			99,072.12
03/31/2025	2010	Independent Plumbing	2000 · *Accounts Paya...		51.72			99,020.40

Courthouse Villa, LLC

4/2/2025 1:50 PM

Register: Platte Valley 1011163944

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/18/2025	ele pmt	Presto X	2000 · Accounts Payable		26.73			39,780.57
03/18/2025	1001	Horizon Bank	1162.00 · Horizons Re...	Reserves 2025...	207.68			39,572.89
03/18/2025	1002	Management Fund	2000 · Accounts Payable		341.50			39,231.39
03/18/2025	1003	Menards	2000 · Accounts Payable		103.11			39,128.28
03/27/2025	1004	Bomgaars	2000 · Accounts Payable		14.99			39,113.29
03/27/2025	1005	City of Bridgeport	2000 · Accounts Payable		350.13			38,763.16
03/31/2025	1006		2000 · Accounts Payable		492.91			38,270.25
03/31/2025	1007	Menards	2000 · Accounts Payable		37.10			38,233.15

CROWN WEST

4/2/2025 1:52 PM

Register: 1111.01 · Operating Account PVC-2038

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/04/2025			3100 · Tenant Revenu...	Deposit			2,076.00	73,250.74
03/04/2025	ele pmt	Black Hills Energy	2000 · Accounts Payable		106.32			73,144.42
03/04/2025	ele pmt	NPPD	2000 · Accounts Payable		116.29			73,028.13
03/04/2025	4305	City of Gering	2000 · Accounts Payable		84.94			72,943.19
03/04/2025	4306	CITY OF SCOTTSB...	2000 · Accounts Payable		183.27			72,759.92
03/05/2025			3100 · Tenant Revenu...	Deposit			692.00	73,451.92
03/06/2025			3100 · Tenant Revenu...	Deposit			1,071.00	74,522.92
03/07/2025			3100 · Tenant Revenu...	Deposit			577.00	75,099.92
03/10/2025	ele pmt	TQM	2000 · Accounts Payable		9,261.63			65,838.29
03/13/2025			3100 · Tenant Revenu...	Deposit			547.00	66,385.29
03/18/2025	ele pmt	Crown West Escrow	2000 · Accounts Payable		500.00			65,885.29
03/18/2025	ele pmt	Housing Authority ...	2000 · Accounts Payable		752.10			65,133.19
03/25/2025			-split-	Deposit			770.00	65,903.19
03/27/2025	4307	CITY OF SCOTTSB...	2000 · Accounts Payable		185.03			65,718.16
03/27/2025	4308	Independent Plumbi...	2000 · Accounts Payable		48.00			65,670.16
03/31/2025	ele pmt	Black Hills Energy	2000 · Accounts Payable		67.97			65,602.19
03/31/2025	ele pmt	NPPD	2000 · Accounts Payable		107.22			65,494.97
03/31/2025	4309	CITY OF SCOTTSB...	2000 · Accounts Payable		52.54			65,442.43

ELMWOOD VILLAGE

4/2/2025 1:54 PM

Register: 1111.04 · Platte Valley General

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/04/2025			3100 · Tenant Revenu...	Deposit			4,797.00	303,148.87
03/04/2025	5880	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		2,342.80			300,806.07
03/05/2025			3100 · Tenant Revenu...	Deposit			1,118.00	301,924.07
03/06/2025			3100 · Tenant Revenu...	Deposit			1,858.00	303,782.07
03/06/2025	5881	City of Gering Landfill	2111.00 · Accounts Pa...		14.70			303,767.37
03/06/2025	5882	Menards	2111.00 · Accounts Pa...		186.06			303,581.31
03/07/2025			3100 · Tenant Revenu...	Deposit			1,144.00	304,725.31
03/10/2025	ele pmt	TQM	2111.00 · Accounts Pa...		9,289.84			295,435.47
03/13/2025			3100 · Tenant Revenu...	Deposit			465.00	295,900.47
03/18/2025	ele pmt	Elmwood Village R...	1111.03 · Elmwood Ca...	2025-02	350.00			295,550.47
03/18/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		2,325.30			293,225.17
03/18/2025	5883	Menards	2111.00 · Accounts Pa...		1,161.94			292,063.23
03/18/2025	5884	SHERWIN-WILLIA...	2111.00 · Accounts Pa...		313.81			291,749.42
03/20/2025			3100 · Tenant Revenu...	Deposit			336.00	292,085.42
03/26/2025			3100 · Tenant Revenu...	Deposit			509.00	292,594.42
03/27/2025	5885	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		2,330.48			290,263.94
03/27/2025	5886	Menards	2111.00 · Accounts Pa...		45.21			290,218.73

Gering Valley Estates, LLC

4/2/2025 1:58 PM

Register: Platte Valley Operating

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2025			3110 · Dwelling Rentals	Deposit-HAP		X	7,458.00	93,826.45
03/03/2025			3110 · Dwelling Rentals	Deposit		X	1,631.00	95,457.45
03/04/2025			3110 · Dwelling Rentals	Deposit		X	670.00	96,127.45
03/04/2025	2149	City of Gering	20000 · Accounts Paya...		3,386.04	X		92,741.41
03/05/2025			3110 · Dwelling Rentals	Deposit-EFT		X	5,176.00	97,917.41
03/05/2025			3110 · Dwelling Rentals	Deposit		X	1,488.00	99,405.41
03/06/2025			3110 · Dwelling Rentals	Deposit		X	506.00	99,911.41
03/06/2025	Ele With	Platte Valley Bank	-split-		2,280.00	X		97,631.41
03/10/2025	ele pmt	TQM	20000 · Accounts Paya...		6,361.70	X		91,269.71
03/11/2025			3110 · Dwelling Rentals	Deposit		X	438.00	91,707.71
03/18/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		1,820.90	X		89,886.81
03/18/2025	2150	Horizon Bank	20000 · Accounts Paya...		1,199.31	X		88,687.50
03/18/2025	2151	Menards	20000 · Accounts Paya...		64.99	X		88,622.51
03/19/2025	ele pmt	Plummer Insurance, ...	20000 · Accounts Paya...		7,652.18	X		80,970.33
03/20/2025	ele pmt	Plummer Insurance, ...	20000 · Accounts Paya...		21,523.00	X		59,447.33
03/26/2025			3110 · Dwelling Rentals	Deposit		X	624.00	60,071.33
03/27/2025	2152	Gregory's Lock Shop,...	20000 · Accounts Paya...		40.00			60,031.33
03/27/2025	2153	Snell Services	20000 · Accounts Paya...		110.00			59,921.33
03/27/2025	2154	The Appliance Guy, ...	20000 · Accounts Paya...		240.00			59,681.33

Homeownership

4/2/2025 2:01 PM

Register: Platte Valley Bank Homeownershi

From 02/28/2025 through 04/01/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/28/2025			7010 · Interest Income	Interest		X	0.64	3,234.56

Management Fund

4/2/2025 2:16 PM

Register: 1111.01 · Platte Valley

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/06/2025			12000 · Undeposited F...	Deposit			6,186.98	209,010.61
03/06/2025	1429	Carpenter Center	20000 · Accounts Paya...		16.00			208,994.61
03/06/2025	1430	WalMart	20000 · Accounts Paya...	631066	102.90			208,891.71
03/10/2025	1431	Carpenter Center	20000 · Accounts Paya...		722.25			208,169.46
03/11/2025	ele pmt	TQM	20000 · Accounts Paya...		4,551.67			203,617.79
03/15/2025	Ele Pmt		4100 · Operating Expe...	Phone Checks	66.17			203,551.62
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			203,515.45
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			203,479.28
03/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			203,443.11
03/18/2025			Management Fees:369...	2025-02 MF			548.30	203,991.41
03/18/2025			Management Fees:369...	2025-02 MF			752.10	204,743.51
03/18/2025			Management Fees:369...	2025-02 MF			2,325.30	207,068.81
03/18/2025			Management Fees:369...	2025-02 MF			1,820.90	208,889.71
03/20/2025			Management Fees	2025-02 MF			1,740.00	210,629.71
03/25/2025			-split-	Deposit - 2025...			12,113.90	222,743.61
03/26/2025			-split-	Deposit - 2025...			3,386.10	226,129.71
03/27/2025	1432	Chappell Housing	20000 · Accounts Paya...	689 Court	34.00			226,095.71
03/28/2025	1433		20000 · Accounts Paya...		102.00			225,993.71

Monument View Villa, LLC

4/2/2025 2:03 PM

Register: FNBO 196 399

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2025			3110 · Dwelling Rentals	Deposit-HAP			3,430.00	42,517.75
03/04/2025			3110 · Dwelling Rentals	Deposit			298.00	42,815.75
03/04/2025	1733	City of Gering	20000 · Accounts Paya...		1,599.77			41,215.98
03/05/2025			3110 · Dwelling Rentals	Deposit-EFT			1,661.00	42,876.98
03/05/2025			3110 · Dwelling Rentals	Deposit			490.00	43,366.98
03/11/2025	1734	Housing Authority	20000 · Accounts Paya...	2025-02	3.91			43,363.07
03/11/2025	1735	TQM	20000 · Accounts Paya...		4,581.70			38,781.37
03/19/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		283.50			38,497.87
03/19/2025	1736	Housing Partners Ma...	20000 · Accounts Paya...		811.70			37,686.17
03/31/2025			3110 · Dwelling Rentals	Deposit			500.00	38,186.17

Register: Platte Valley
From 03/01/2025 through 03/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/20/2025			Other Income	2025-02			833.33	243,760.45

TQM Maintenance

4/2/2025 2:08 PM

Register: 1111.01 · Platte Valley

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/04/2025	9158	City of Gering	2111.00 · Accounts Pa...	maint. shed uti...	543.44			166,781.99
03/04/2025	9159	Team Chevrolet	2111.00 · Accounts Pa...		1,047.99			165,734.00
03/10/2025			1499 · Undeposited Fu...	Deposit			630.04	166,364.04
03/10/2025			1499 · Undeposited Fu...	Deposit			481.70	166,845.74
03/10/2025			1499 · Undeposited Fu...	Deposit			9,261.63	176,107.37
03/10/2025			1499 · Undeposited Fu...	Deposit			9,289.84	185,397.21
03/10/2025			1499 · Undeposited Fu...	Deposit			6,361.70	191,758.91
03/10/2025			3110.01 · Rent - 750 ...	Deposit			1,044.00	192,802.91
03/11/2025			1499 · Undeposited Fu...	Deposit			4,551.67	197,354.58
03/11/2025			1499 · Undeposited Fu...	Deposit			781.66	198,136.24
03/11/2025	9160	Allo Communications	2111.00 · Accounts Pa...		72.96			198,063.28
03/11/2025	9161	Century Business Pr...	2111.00 · Accounts Pa...		195.13			197,868.15
03/13/2025			-split-	Deposit			7,816.70	205,684.85
03/20/2025			1499 · Undeposited Fu...	Deposit			640.00	206,324.85
03/20/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		155.01			206,169.84
03/20/2025	9162	City of Scottsbluff	2111.00 · Accounts Pa...		269.98			205,899.86
03/28/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		321.90			205,577.96
03/28/2025	9163	Bluffs Facility Soluti...	2111.00 · Accounts Pa...		652.76			204,925.20
03/28/2025	9164	Complete Care Fami...	2111.00 · Accounts Pa...		133.00			204,792.20
03/28/2025	9165	Independent Plumbi...	2111.00 · Accounts Pa...		55.65			204,736.55

Valacia Apartments

4/2/2025 2:10 PM

Register: Platte Valley Bank (150155)

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
03/04/2025			3110 · Dwelling Rentals	Deposit		1,237.00	5,092.21
03/04/2025	3143	City of Gering	2111.00 · Accounts Pa...		4,022.27		1,069.94
03/05/2025			-split-	Deposit-EFT		4,743.00	5,812.94
03/05/2025			-split-	Deposit		1,386.00	7,198.94
03/05/2025	Ele With	USDA Rural Develo...	2320.00 · Loan Payme...		671.81		6,527.13
03/06/2025			3110 · Dwelling Rentals	Deposit		289.00	6,816.13
03/07/2025			-split-	Deposit		525.00	7,341.13
03/11/2025			-split-	Deposit		405.00	7,746.13
03/11/2025	3144	Menards	2111.00 · Accounts Pa...		315.63		7,430.50
03/20/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00		5,690.50
03/20/2025	ele pmt	Housing Authority R...	2111.00 · Accounts Pa...		833.33		4,857.17
03/20/2025	ele pmt	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75		3,725.42
03/20/2025	ele pmt	Spectrum	2111.00 · Accounts Pa...		1,049.37		2,676.05
03/25/2025			3110 · Dwelling Rentals	Deposit		572.00	3,248.05

Valacia North Villa, LLC

4/2/2025 2:14 PM

Register: Platte Valley Bank 1011164066

From 03/01/2025 through 03/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/20/2025	1001	Housing Authority ...	2000 · Accounts Payable		386.10			39,426.39
03/20/2025	1002	Horizon Bank	1162.00 · Replacemen...	Replacement 2...	206.60			39,219.79

Payment Standards
Effective 11/1/2024
Move-ins and Port-Ins

Annual reexaminations – if this PS standard is lower DO NOT use until their 2nd annual reexamination

Income Limits
Effective 4/1/2025

Scotts Bluff County

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/1/2024	645	759	940	1317	1372

Payment Standard

0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
709	834	1034	1448	1509

30% of Median	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Very Low Income	19100	21800	26650	32150	37650	43150	48650	54150
Low-Income	31850	36400	40950	45450	49100	52750	56400	60000
	50900	58200	65450	72700	78550	84350	90150	96000

Cheyenne County

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/1/2024	752	757	979	1218	1298

Payment Standard

0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
827	832	1076	1339	1427

30% of Median	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Very Low Income	19050	21750	26650	32150	37650	43150	48650	54150
Low-Income	31700	36200	40750	45250	48900	52500	56100	59750
	50700	57950	65200	72400	78200	84000	89800	95600

Kimball County (Jurisdiction in town of Kimball only)

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/1/2024	622	691	907	1271	1501

Payment Standard

0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
684	760	997	1398	1651

30% of Median	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Very Low Income	19000	21700	26650	32150	37650	43150	48650	54150
Low-Income	31600	36150	40650	45150	48800	52400	56000	59600
	50600	57800	65050	72250	78050	83850	89600	95400

Morrill County (Jurisdiction in towns of Bayard and Bridgeport only)

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/1/2024	622	721	907	1093	1204

Payment Standard

0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
684	793	997	1202	1324

30% of Median	1 person	2 persons	3 person	4 persons	5 persons	6 persons	7 persons	8 persons
Very Low Income	19150	21900	26650	32150	37650	43150	48650	54150
Low-Income	31950	36450	41050	45600	49250	52900	56550	60200
	51100	58400	65700	72950	78800	84650	90500	96300

Gordon, Rushville – both VASH and Vouchers
Hay Springs VASH and Vouchers

Sheridan County – Gordon

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/1/2024	622	691	907	1093	1317

Payments Standard

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
	684	760	997	1202	1448
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% Median	19000	21700	26650	32150	37650
Very Low Income	31600	36150	40650	45150	48800
Low-Income	50600	57800	65050	72250	78050
				83850	89600
					95400

Dawes County (Chadron, Crawford)

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/01/2024	638	709	930	1230	1235

Payment Standard

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
	701	779	1023	1353	1358
1 person	2 persons	3 persons	4 persons	5 persons	6 persons
30% of Median	19000	21700	26650	32150	37650
Very Low Income	31600	36150	40650	45150	48800
Low-Income	50600	57800	65050	72250	78050
				83850	89600
					95400

Box Butte County (Alliance) VASH only

FMR	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Eff. 11/01/2024	625	695	912	1099	1209

Payment Standard

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
	687	764	1003	1208	1329
1 person	2 persons	3 persons	4 persons	5 persons	6 persons
30% of Median	19000	21700	26650	32150	37650
Very Low Income	31600	36150	40650	45150	48800
Low-Income	50600	57800	65050	72250	78050
				83850	89600
					95400

Unit sizes larger than four bedrooms are calculated by adding 15% to the four bedroom FMR for each extra bedroom. For example, the FMR for a five bedroom unit is 1.5 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single room occupancy unit are 0.75 times the zero bedroom (efficiency) FMR.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information. PHA Name: Scotts Bluff County Housing Authority PHA Code: NE078 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.										
A.1	☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead></table>				Participating PHAs	PHA Code	Program(s) in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code	Program(s) in the Consortia	No. of Units in Each Program								
			PH	HCV							
B.	Plan Elements. Required for all PHAs completing this form.										
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.										
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.										
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.										
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.										

C.	Other Document and/or Certification Requirements.
	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
C.1	Significant Amendments are defined as discretionary changes in the plan or policies of the Housing Authority that fundamentally change the plans of the agency which require a public hearing and formal approval by the Board of Commissioners. Changes that don't change the nature of the plan, will not require a formal public hearing process.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.
D.1	Fair Housing Goal: We serve a large population of Spanish speaking clients and have a goal of converting all of our forms into Spanish as well. <u>Describe fair housing strategies and actions to achieve the goal</u> We are converting to PHA Web which already has many of our forms in Spanish and applicants will be able to access them easily. We also have a bilingual staff person available to help in real time when needed.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per year per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: NE078-Scotts Bluff County Housing Authority form HUD-50075-5Y (Form ID - 3037)
printed by Anita Doggett in HUD Secure Systems/Public Housing Portal at 04/14/2025 12:23PM EST

Goals and Objectives from plan submitted in 2020

BUSINESS ORIENTATION AND SUSTAINABILITY:

We were made well aware of the fact that HPWN reputation was not that of being customer friendly or helpful. Since 2020 HPWN has been through many employee changes and the focus has been being client based and helpful. We have worked hard to improve our reputation with agencies who help serve our clients and try hard to work with them to keep our tenants in housing.

Our financial situation has been hard to maintain since COVID with funding not increasing and prices of doing business doubling. We have had to cut down on staffing numbers and look at better ways of doing business.

MARKETING AND PUBLIC RELATIONS:

Marketing goes hand in hand with reputation and public perceptions. We have worked hard to have more open dialoged with the public partners and stakeholders and have taken a very open-door policy in answering questions. We have worked with clients to try and give them every opportunity to make things right with housing before eviction them which has helped with our relationship with our community partners as well. We have reached out directly to landlords to work with them and added incentives to help bring them on as landlords and incentives to keep them as landlords.

REGIONAL AND COMMUNITY ENGAGEMENT:

We serve a large area with our Section 8 program and have tried to make ourselves more accessible to those clients by providing opportunities locally for them to meet with us. We are also in the process of switching to an online platform that will increase our services for the outlying regions we serve.

PORTFOLIO MAINTENANCE AND EXPANSION:

We have bought Valacia North and Courthouse Villa as those two properties came to the end of their first 15 years in tax credits. We also have looked in helping Sidney build a new property to replace their outdated Sioux Villa property. We have focused on maintaining and updating what we already have instead of building new or acquiring new coming out of COVID. With limited funding and price increases, it has made some process harder to get off the ground. We did stop managing Grey Eagle due to lack of employee engagement with wanting to maintain management and with the increase in voucher count when HPWN gained new vouchers with the decoupling of Western Heritage with their vouchers.

CUSTOMER SATISFACTION:

Customer Satisfaction has been a focus of HPWN since 2020. We have not had fair housing discrimination filed against the housing authority since 2022 since we have required a more client-based approach to the treating clients with dignity and respect. Our employees know that the expectation is service based. Public Housing staff has been very focused on maintaining positive and professional relationships with clients while following a very structured way in which we handle things fairly and the same for every client.

We have a ROSS grant and hope to continue it so that we can keep clients aging in place and maintaining safe housing as long as possible.

HUMAN RESOURCES MANAGEMENT:

We need to better in this department and help our employees better utilize the systems we have in place and help them better understand what we offer. When it comes to hiring, we must reach out further to surrounding communities to open our hiring pool. We have turned over almost all of our staff since 2020 due to a couple factors. One being they were at age of retirement and Two there no being any place for employees who show disrespect to the people we serve. We make it very clear that we will maintain professionalism at all time with our clients.

Violence Against Woman's Act

Annually we review this policy with all of our tenants to be sure that they understand their rights as victims and what we can do to help them if they find themselves in one of these situations. We work with DOVEs which is a domestic violence group in town to help those who might be in need of their services as well. The Executive Director serves on our board of directors so we are able to better serve our clients.

We would like to form partnerships outside of the ones we have do to our management of other agencies to increase the pool of places we could possibly place someone suffering from a situation where they need to start fresh in a new community.

Goals and Objectives

- 1) Maintain safe and desirable housing for the next 5 years with modernization of existing units.
 - Use Capital Funds to continue to modernize units to keep them desirable to stay competitive in the market. As tax credits come over to housing ownership, make needed updates to freshen them to stay completeive.
- 2) Improve overall safety for existing tenants with camaras being installed on at least 75% or our units and continuing our relationships with police.
 - Maintain housing and have expectations that keep our current tenants safe. Installation of camaras will make residents feel safe and help cut down on unsavory activities.
- 3) Make our processes simpler for applicants and those performing annual recertifications with online improvements and client-based approaches to accept documentation.
 - A repeated complaint was that our processes are cumbersome and are not user/client friendly. We are going with a web based system that should allow clients and the service providers helping them to better be able to get need documents to us in a secure way.
 - HPWN serves a large coverage area. We want to get to a point where we can be completely online based to eliminate the need for clients to travel to our office in Gering NE.
- 4) Utilize our vacant lots and build more affordable housing.
 - Apply for tax credits to build housing which would increase the number of Section 8 units we have available for clients.
- 5) Increase number of landlords in our wider area.
 - New personnel in Section 8 and more outreach with town halls in those areas. We have a need for more VASH housing in some of our outlying communities like Gordon, Rushville, and Chadron.

Mission

The mission of Housing Partners of Western Nebraska (Housing Authority of the of County of Scotts Bluff Nebraska) is to provide housing to those of low, very low incomes including those who are elderly disabled and those looking to achieve self-sufficiency. HPWN is focusing on keeping successful tenants in housing.

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.										
A.1	PHA Name: <u>Scotts Bluff County Housing Authority</u> PHA Code: <u>NE078</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>162</u> Number of Housing Choice Vouchers (HCVs) <u>508</u> Total Combined Units/Vouchers <u>670</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. How the public can access this PHA Plan: This plan can be accessed at 89A Woodley Park Rd in Gering NE. Also we are in the process of updating our website but hope to have it posted there after 7/1/2025.										
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B.	Plan Elements																																										
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Financial Resources.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Rent Determination.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Operation and Management.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Grievance Procedures.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Homeownership Programs.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Pet Policy.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Asset Management.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Substantial Deviation.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Significant Amendment/Modification</td> </tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): (c) The PHA must submit its Deconcentration Policy for Field Office review.	Y	N		☒	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs	☒	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	☒	☐	Financial Resources.	☒	☒	Rent Determination.	☒	☒	Operation and Management.	☒	☐	Grievance Procedures.	☒	☒	Homeownership Programs.	☒	☐	Community Service and Self-Sufficiency Programs.	☒	☒	Safety and Crime Prevention.	☒	☒	Pet Policy.	☒	☒	Asset Management.	☒	☒	Substantial Deviation.	☒	☒	Significant Amendment/Modification
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B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td>☐</td> <td>☐</td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Non-Smoking Policies.</td> </tr> <tr> <td>☐</td> <td>☒</td> <td>Project-Based Vouchers.</td> </tr> <tr> <td>☒</td> <td>☐</td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td>☒</td> <td>☒</td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.	Y	N		☐	☒	Hope VI or Choice Neighborhoods.	☒	☒	Mixed Finance Modernization or Development.	☐	☐	Demolition and/or Disposition.	☐	☒	Designated Housing for Elderly and/or Disabled Families.	☐	☒	Conversion of Public Housing to Tenant-Based Assistance.	☐	☒	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.	☐	☒	Occupancy by Over-Income Families.	☐	☒	Occupancy by Police Officers.	☒	☐	Non-Smoking Policies.	☐	☒	Project-Based Vouchers.	☒	☐	Units with Approved Vacancies for Modernization.	☒	☒	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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☒	☐	Units with Approved Vacancies for Modernization.																																									
☒	☒	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).																																									
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Goals and Objectives from plan submitted in 2020 BUSINESS ORIENTATION AND SUSTAINABILITY: We were made well aware of the fact that HPWN reputation was not that of being customer friendly or helpful. Since 2020 HPWN has been through many employee changes and the focus has been being client based and helpful. We have worked hard to improve our reputation with agencies who help serve our clients and try hard to work with them to keep our tenants in housing. Our financial situation has been hard to maintain since COVID with funding not increasing and prices of doing business doubling. We have had to cut down on staffing numbers and look at better ways of doing business. MARKETING AND PUBLIC RELATIONS: Marketing goes hand in hand with reputation and public perceptions. We have worked hard to have more open dialogued with the public partners and stakeholders and have taken a very open-door policy in answering questions. We have worked with clients to try and give them every opportunity to make things right with housing before eviction then which has helped with our relationship with our community partners as well. We have reached out directly to landlords to work with them and added incentives to help bring them on as landlords and incentives to keep them as landlords. REGIONAL AND COMMUNITY ENGAGEMENT: We serve a large area with our Section 8 program and have tried to make ourselves more accessible to those clients by providing opportunities locally for them to meet with us. We are also in the process of switching to an online platform that will increase our services for the outlying regions we serve. PORTFOLIO MAINTENANCE AND EXPANSION: We have boughten Valacia North and Courthouse Villa as those two properties came to the end of their first 15 years in tax credits. We also have looked in helping Sidney build a new property to replace their outdated Sioux Villa property. We have focused on maintaining and updating what we already have instead of building new or acquiring new coming out of COVID. With limited funding and price increases, it has made some process harder to get off the ground. We did stop managing Grey Eagle due to lack of employee engagement with wanting to maintain management and with the increase in voucher count when HPWN gained new vouchers with the decoupling of Western Heritage with their vouchers. CUSTOMER SATISFACTION: Customer Satisfaction has been a focus of HPWN since 2020. We have not had fair housing discrimination filed against the housing authority since 2022 since we have required a more client-based approach to the treating clients with dignity and respect. Our employees know that the expectation is service based. Public Housing staff has been very focused on maintaining positive and professional relationships with clients while following a very structured way in which we handle things fairly and the same for every client. We have a ROSS grant and hope to continue it so that we can keep clients aging in place and maintaining safe housing as long as possible. HUMAN RESOURCES MANAGEMENT: We need to better in this department and help our employees better utilize the systems we have in place and																																										

	help them better understand what we offer. When it comes to hiring, we must reach out further to surrounding communities to open our hiring pool. We have turned over almost all of our staff since 2020 due to a couple factors. One being they were at age of retirement and Two there no being any place for employees who show disrespect to the people we serve. We make it very clear that we will maintain professionalism at all time with our clients.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. We have continued to update the units to make them modern to stay competitive in the market and make our units less maintenance intensive. We have also focused on improving existing facilities like the Carpenter Center to make it more modern. Our office also received a huge remodel to make it safer for our staff and more secure for required non-breaches of personal privacy. We also made the office prepared for our conversion to a more online platform for serving our clients. They rooms will also be ready to show videos like Rent Wise for our clients. We have also had a need to use for of our operation's money for daily expenses like payroll, utilities and insurance as those prices keep increasing. In the future we hope to continue our work of improving the interiors of units as well as updating windows and property security will cameras. The most current approved 5 year plan is 2023-2027.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: We had a finding due to our unaudited financials being uploaded to HUD in a timely fashion. Though this is part of the services that we pay Loucks and Schwartz for, they were very far behind. They have since assured us that they will have two people assigned to Scotts Bluff Housing Authority and will stay more current on getting us information. The director is also going to be emailing them on progress reports more often.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☒ (b) If yes, please describe:
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

4/14/25, 10:52 AM

HUD-50075-ST-Annual-Plan

Form identification: NE078-Scotts Bluff County Housing Authority Form HUD-50075-ST (Form ID - 4118) printed by Anita Doggett in HUD Secure Systems/Public Housing Portal at 04/14/2025 12:52PM EST

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA
PROGRAM SCHEDULE OF NET POSITION
June 30, 2024

ASSETS	Public Housing	Housing Choice Voucher	Valencia Apartments	Child & Adult Care Food Program	Training Quality Maintenance
CURRENT ASSETS:					
Cash and cash equivalents	\$ 100.00	\$ 422,092.25	\$ 9,868.32	\$ -	\$ 191,060.64
Investments	397,860.21	318,339.88	-	-	-
Accounts receivable, net	23,393.62	-	1,393.50	-	34,326.71
Accounts receivable, net - discretely presented component unit	1,274.99	-	-	-	-
Due from other governments	28,194.93	48,322.59	-	-	100,436.75
Accrued interest receivable	988.28	1,024.63	96.40	-	-
Prepaid expenses	56,532.02	10,942.20	10,541.22	-	24,095.46
Interfund receivable	-	-	-	-	-
Restricted:					
Cash and cash equivalents	33,892.34	-	10,403.00	-	750.00
Investments	28,456.66	-	-	-	-
Accounts receivable	367,190.70	-	142,336.27	-	-
TOTAL CURRENT ASSETS	937,903.95	800,721.55	174,828.71	-	350,669.56
NONCURRENT ASSETS:					
Restricted:					
Cash and cash equivalents	-	-	485,723.24	-	-
Investments	-	-	39,984.05	-	-
Accrued interest receivable - discretely presented component units	-	1,438.52	-	-	1,377.13
Notes receivable - discretely presented component units	-	71,925.95	-	-	50,716.70
Capital Assets, non-depreciable	400,325.82	-	15,400.00	-	90,000.00
Capital Assets, depreciable, net	2,377,492.10	11,274.77	305,415.49	-	278,146.85
TOTAL NONCURRENT ASSETS	2,777,817.92	84,639.24	856,522.76	-	420,240.68
TOTAL ASSETS	3,715,721.87	885,360.79	1,031,351.49	-	770,910.24
LIABILITIES					
CURRENT LIABILITIES:					
Accounts payable	\$ 47,932.75	\$ 478.74	\$ 13,030.00	\$ -	\$ 624.70
Accrued wages and benefits	17,646.21	6,278.00	-	-	13,719.33
Compensated absences payable	7,903.62	7,389.95	-	-	4,568.12
Due to other governments	37,163.77	-	-	-	-
Accrued interest payable	-	-	782.10	-	-
Unearned revenue	7,188.41	-	1,923.00	-	-
Interfund payable	20,329.26	-	-	-	-
Current portion of long-term debt	-	-	4,115.65	-	-
Trust and deposit liabilities	62,939.00	-	10,403.00	-	750.00
TOTAL CURRENT LIABILITIES	201,103.02	14,146.69	30,253.75	-	19,662.16
NONCURRENT LIABILITIES					
Compensated absences payable	7,903.62	7,389.94	-	-	4,568.12
Trust and deposit liabilities	-	-	-	-	-
Accrued interest payable	-	-	88,157.17	-	-
Mortgage payable	-	-	635,376.29	-	-
TOTAL NONCURRENT LIABILITIES	7,903.62	7,389.94	723,533.46	-	4,568.12
TOTAL LIABILITIES	209,006.64	21,536.63	753,787.21	-	24,230.28
DEFERRED INFLOWS OF RESOURCES					
Advanced revenues	25,037.33	-	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	25,037.33	-	-	-	-
NET POSITION					
Net investment in capital assets	2,777,817.92	11,274.77	(316,676.45)	-	368,146.85
Restricted for:					
Insurance proceeds	367,390.70	-	142,336.27	-	-
Loan to tax credit	-	73,364.47	-	-	52,093.83
Residual receipts	-	-	-	-	-
Capital projects and maintenance	-	-	535,707.29	-	-
Unrestricted	336,469.28	779,184.92	(82,002.83)	-	326,439.28
TOTAL NET POSITION	3,481,677.90	663,824.16	277,364.28	-	746,679.96

Home Ownership Program	Management Fee	Elmwood Village	Barrier Free	Valencia North Villa	Courthouse Villa	Crown West	Totals
\$ 239,660.70 \$	461,215.94 \$	22,780.37 \$	100,635.16 \$	157,297.15 \$	140,355.37 \$	101,758.46 \$	1,846,824.96
-	28,861.78	-	-	-	-	-	745,161.87
-	32,473.00	181,380.15	48,163.00	17,156.73	30,012.96	80,488.65	448,778.52
-	2,239.00	-	-	-	-	-	3,513.99
-	-	-	-	-	-	-	176,914.27
-	104.61	-	-	-	-	-	2,183.92
-	9,862.84	15,059.28	9,035.04	6,023.70	6,023.70	7,529.34	155,744.80
-	20,329.25	-	-	-	-	-	20,329.26
250.00	12,331.80	13,603.00	3,203.00	2,253.00	2,025.00	4,950.00	83,651.14
-	-	-	-	-	-	-	28,455.66
-	-	-	-	-	-	-	509,526.97
239,900.70	567,518.23	232,822.80	161,036.20	182,730.58	178,427.03	194,726.45	4,021,085.76
-	-	330,337.39	-	-	-	24,450.00	850,510.63
101,083.00	-	-	-	-	-	-	141,067.05
9,328.12	-	-	-	-	-	-	12,143.77
566,790.97	-	-	-	-	-	-	689,433.62
81,283.55	-	129,030.00	4,824.58	20,232.00	4,600.00	136,772.29	882,468.24
20,800.00	50,705.14	737,294.36	281,397.14	364,453.59	373,413.88	577,142.70	5,377,524.02
779,285.64	50,703.14	1,186,661.75	269,211.72	384,685.59	378,013.88	738,384.99	7,953,147.33
\$ 1,019,186.34	818,221.37 \$	1,428,484.55 \$	447,247.92 \$	587,416.17 \$	559,440.91 \$	933,091.44 \$	11,974,233.09

\$ - \$	3,112.82 \$	24,805.87 \$	10,604.91 \$	1,538.88 \$	550.00 \$	1,350.00 \$	104,029.67
-	8,343.12	-	-	-	-	-	45,986.66
-	3,331.63	-	-	-	-	-	23,193.33
-	-	-	-	-	-	-	37,163.77
-	-	-	-	-	-	-	782.10
-	12,331.80	2,026.50	444.00	-	1,447.00	214.00	25,574.71
-	-	-	-	-	-	-	20,329.26
-	-	-	-	-	-	-	4,116.65
250.00	-	13,603.00	3,203.00	2,253.00	2,025.00	4,950.00	100,376.00
250.00	27,119.37	40,436.37	14,251.91	3,791.88	4,022.00	6,514.00	361,551.15
-	3,331.63	-	-	-	-	-	23,193.31
-	-	-	-	-	-	24,450.00	24,450.00
-	-	-	-	-	-	-	88,157.17
100,385.00	-	-	-	-	-	-	735,761.29
100,385.00	3,331.63	-	-	-	-	24,450.00	871,561.77
100,635.00	30,451.00	40,436.37	14,251.91	3,791.88	4,022.00	30,664.00	1,233,112.92
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	25,037.33
-	-	-	-	-	-	-	25,037.33
102,083.55	50,703.14	866,324.36	266,211.72	384,685.59	378,013.88	713,914.99	5,820,500.32
-	-	-	-	-	-	-	509,726.97
576,116.09	-	-	-	-	-	-	701,577.39
-	-	330,337.39	-	-	-	-	330,337.39
-	-	-	-	-	-	-	535,707.29
240,348.70	537,057.23	192,386.43	146,784.28	176,838.70	174,405.03	188,212.45	3,018,233.48
918,551.34 \$	587,770.37 \$	1,389,048.18 \$	432,995.01 \$	563,624.29 \$	552,418.91 \$	902,127.44 \$	10,716,082.84

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended June 30, 2024

FINANCIAL HIGHLIGHTS AND ANALYSIS (CONT'D)

health insurance on their employees and those costs have significant impacted expenses of administering the programs.

With the closure of our Day Care meal program, the expenses associated with that program have came to a close and this program has ceased to exist.

**CONDENSED STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION**

	FY 2024	FY 2023	Dollar Change	Percent Change
Revenues				
Program revenues				
Rental	\$ 1,192,981	\$ 1,076,527	\$ 116,454	10.8%
Program contributions	3,159,142	3,171,998	(12,856)	-0.4%
Intergovernmental	-	580,065	(580,065)	-100.0%
Program income	582,811	635,003	(52,192)	-8.2%
Management income	248,028	211,328	36,700	17.4%
Other	147,094	111,301	35,793	32.2%
General revenues				
Interest	79,322	58,467	20,855	35.7%
Total Revenues	<u>5,409,377</u>	<u>5,844,688</u>	<u>(435,311)</u>	<u>-7.4%</u>
Expenses				
Operating, less depreciation	5,306,850	5,602,112	(295,263)	-5.3%
Depreciation	514,768	502,324	12,444	2.5%
Nonoperating	23,668	23,496	173	0.7%
Total Expenses	<u>5,845,286</u>	<u>6,127,932</u>	<u>(282,646)</u>	<u>-4.6%</u>
Excess (Deficiency) Before Contributions and Special Items	(435,909)	(283,244)	(152,665)	
Contributions	558,178	188,300	369,879	
Special items, net	62,510	842,400	(779,889)	
Changes in Net Position	<u>184,779</u>	<u>747,455</u>	<u>(562,676)</u>	
Beginning net position	10,531,304	9,783,849	747,455	
Ending net position	<u>\$ 10,716,083</u>	<u>\$ 10,531,304</u>	<u>\$ 184,779</u>	

The Authority had HUD capital fund grant contributions of \$558,178 for the year ended June 30, 2024. The Authority is allocated capital grant money each year as determined by HUD and remains relatively consistent form year to year based on the Authority's number of units. The amount presented will vary from year to year depending on the timing of projects as outlined in the HUD approved capital grant budget.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended June 30, 2024

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets – The Housing Authority of the County of Scotts Bluff, Nebraska's capital assets as of June 30, 2024 were \$6,259,992. Capital assets include land, buildings, improvements, equipment and construction in progress net of accumulated.

The total increase in the Authority's capital assets for the current fiscal year was 2.3% in terms of net book value. Capital assets acquisitions were \$655,901 for the year. Capital improvements have included apartment remodeling, stove and refrigerator purchases for Bluff View, Carpenter Center Improvements, and the start of a security update for camera's on some of our properties. This will be a multiyear project.

Depreciation for the year totaled \$514,768. Additional information on the Authority's capital assets can be found in Note H of the notes to financial statements of this report.

Debt Administration –The debt activity was the required payments on the debt. Additional information on the Authority's debt can be found in Note M of the notes to financial statements of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2025 budgets. For the Public Housing and Section 8 programs, user charges are based on a tenant's income as established by HUD guidelines and are not adjustable. Operating subsidy is based on rental income, other income and utility consumption and costs. The amount of funding is also established and approved by HUD. In projecting the amount of rental income, the Authority considered prior year rental income and occupancy rates. The operating expenses are expected to increase by the economy's inflation rate.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Chief Executive Officer, Housing Authority of the County of Scotts Bluff, Nebraska, 89A Woodley Park Road, Gering, Nebraska 69341.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended June 30, 2024

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONT'D)

whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the Statement of Cash Flows. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

The Authority reports a single enterprise fund.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements and provide more detailed data.

Supplemental Information

This report also contains the Financial Data Schedule (FDS) which is included in the *Supplemental Information* section. HUD has established *Uniform Financial Reporting Standards* that requires the Housing Authority to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended June 30, 2024 and is required to be included in the audit reporting package.

FINANCIAL HIGHLIGHTS AND ANALYSIS

Net position may serve, over time, as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities and deferred inflows of resources by \$10,716,083 at the close of the year ended June 30, 2024. This represents an increase of \$184,779, or 1.8%.

The unrestricted component of net position was \$3,018,233 as of June 30, 2024 which was an increase of \$34,475.

The largest portion of the Authority's net position reflects its net investment in capital assets (e.g. land, buildings and equipment less accumulated depreciation and related debt). The Authority uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending.

The Authority had restricted net position of \$2,077,349 which was an increase of \$5,189.

Current and other assets increased \$103,810. Within this, cash and investments increased \$26,162, accounts receivable increased \$64,513, the receivable from other governments decreased \$51,450 and prepaid expenses increased \$57,706.

Total liabilities increased \$35,126 with no significant fluctuations within the various categories within.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended June 30, 2024

FINANCIAL HIGHLIGHTS AND ANALYSIS (CONT'D)

CONDENSED STATEMENTS OF NET POSITION

		FY 2024	FY 2023	Dollar Change	Percent Change
Current and other assets	\$	5,693,912	\$ 5,590,102	\$ 103,810	1.9%
Capital assets		6,259,992	6,118,860	141,133	2.3%
Total Assets		<u>11,953,904</u>	<u>11,708,961</u>	<u>244,943</u>	<u>2.1%</u>
Current liabilities		341,222	313,563	27,659	8.8%
Long-term debt		735,761	739,885	(4,124)	-0.6%
Other noncurrent liabilities		135,800	124,210	11,591	9.3%
Total Liabilities		<u>1,212,784</u>	<u>1,177,658</u>	<u>35,126</u>	<u>3.0%</u>
Deferred Inflows of Resources		<u>25,037</u>	<u>-</u>	<u>25,037</u>	<u>100.0%</u>
Net Position					
Net investment in capital assets		5,620,500	5,475,385	145,115	2.7%
Restricted		2,077,349	2,072,160	5,189	0.3%
Unrestricted		3,018,233	2,983,759	34,475	1.2%
Total Net Position	\$	<u>10,716,083</u>	<u>10,531,304</u>	<u>\$ 184,779</u>	<u>1.8%</u>

While the Statement of Net Position shows the change in net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

As noted in the table on the next page, rental income increased \$116,454. This was due to mostly rent increases as occupancy remained relatively consistent between years.

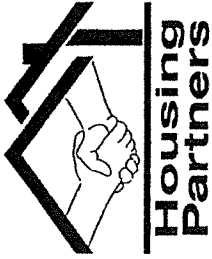
Program contributions consist of Public Housing operating subsidy, capital funds grant used for noncapital purposes, Housing Choice Voucher program contributions, ROSS grant, CARES Act funds and interest subsidy. Program contributions overall decreased \$12,856. Housing Choice Voucher revenue also increased \$289,708, capital fund revenue decreased \$236,905 and ROSS grant revenue decreased \$71,214.

Intergovernmental revenues decreased due to the decreased utilization of the Authority's Child & Adult Care Food Program as a result of more restrictive State of Nebraska requirements and the Authority ended the program in April, 2023.

Operating expenses decreased \$295,263. Within this, administrative expenses increased \$114,636, tenant services decreased \$80,626, utilities increased \$64,222, maintenance expenses decreased \$291,578, general expenses increased \$91,602, housing assistance payments increased \$282,781 and meal reimbursements decreased \$476,185.

The housing authority has been working hard to keep expenses down even though the inflation of products keeps going up significantly. Housing has also tried to make the housing experience easier for tenants but taking on Rebecca Winter public housing utilities and no longer leaving this expense on the tenants which did increase the amount of utilities being paid by the housing authority while also increasing the revenue brought in by rents.

The housing authority is also trying to not only keep up with inflation increases on the price of products but also in the salaries paid to employees. The housing has been trying to raise the income of its employees to stay more competitive in the market and be able to hire and retain great employees. The housing covers 88% of



HOUSING PARTNERS OF WESTERN NEBRASKA

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www.scottsbluffhousing.com

MANAGEMENT'S DISCUSSION AND ANALYSIS Year Ended June 30, 2024

This section of the Housing Authority of the County of Scotts Bluff, Nebraska's annual financial report presents our management's analysis of the Authority's financial performance during the fiscal year ended on June 30, 2024. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. The focus of the management's discussion and analysis is on the Housing Authority which includes all financial activity of the Housing Authority with the exception of its discretely presented component units. Please read and consider the information presented in conjunction with the basic financial statements as a whole.

FINANCIAL HIGHLIGHTS

The term "Net Position" refers to the difference between assets, liabilities and deferred inflows of resources. The Authority's total net position as of June 30, 2024 was \$10,716,083. The net position increased by \$184,779, an increase of 1.8% over the prior year. Of this amount, \$3,018,233 was reported as "unrestricted net position". Unrestricted net position represents the amount available to be used to meet the Authority's ongoing obligations to citizens, creditors and operations of facilities.

Operating revenues for the Authority was \$4,615,653 for the year ended June 30, 2024. This was a decrease of 3% from the prior year.

Operating expenses for the Authority were \$5,821,618 for the year ended June 30, 2024. This was a decrease of 3% from the prior year.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This annual report includes this *Management's Discussion and Analysis* report, the *Basic Financial Statements* and the *Notes to Financial Statements*. This report also contains the *Financial Data Schedule (FDS)* which is included in the *Supplemental Information* section. The Authority's basic financial statements are presented as fund level financial statements because the Authority only has a single proprietary fund.

Required Financial Statements

Proprietary Fund Financial Statements - The financial statements of the Housing Authority report information of the Authority using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all the Authority's assets, deferred outflows of resources, liabilities and deferred inflows of resources and provides information about the nature and amounts of investments in resources and obligations of the Authority creditors. It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine

Anita Doggett
CEO

Board of
Commissioners

Tammy Henkel
Chair

George Cortinez
Vice-Chair

Monnette Ross
Commissioner

Kent Greenwalt
Commissioner

Bob Unzicker
Commissioner

Russell Reisig
SB County Rep

Programs Include:

Public Housing

Housing Choice
Voucher

TOM Maintenance

Homeownership

Valencia Apartments

Valencia North Villa
Apartments

Barrier-Free
Homes

Crown West

Elmwood Village

Hope Center

Monument View
Villa, L.L.C.

Courthouse Villa

Gering Valley
Estates, L.L.C.

Child & Adult Care
Food Programs

Sidney Housing
Authority

Gordon Housing
Authority

Hay Springs
Housing Authority

Chappell Housing
Authority



This institution is an Equal Opportunity Provider & Employer.

Scotts Bluff County Housing Authority
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Gering, NE 69341

Telephone:

(308) 632-0473

Fax:

(308) 632-0476

Web Site: www.scottsbluffhousing.com

E-mail: hpwn@scottsbluffhousing.com

SMOKING POLICY
& Lease Addendum

Revised January 7th, 2025 with Resolution _____

Policy effective June 1, 2025

Updates Resolution _____

The following policy was established and put into action in accordance with 81 FR 87430 which was established to improve indoor air quality, benefit the health of housing residents, visitors, and staff, reduce the risk of fires and lower maintenance costs.

Scotts Bluff County Housing Authority shall prohibit smoking of any form inside any structure owned by Scotts Bluff County Housing Authority.

Scotts Bluff County Housing Authority shall prohibit any form of smoking on all public housing properties which include... Colson Manor, Rebecca Winters, Bluff View, Morrill Manor, and Administrative Buildings.

Scotts Bluff County Housing Authority shall require 10 ft from all structures on the following “non public housing sites”... Elmwood, Crown, Valacia, Valacia North Villa, Courthouse Villa, Barrier Free, and all other homes owned by the Scotts Bluff County Housing Agency.

The Scotts Bluff County Housing Authority shall define “Smoking” as the action of inhaling and exhaling the smoke or vapor of tobacco and/or marijuana (medical or otherwise), or any marijuana variations such as CBD, Delta 8, Delta 9, etc. Forms of smoking include but are not limited to: cigarettes, pipes, cigars, hookahs, bongos, vapes, all forms of heated or lit tobacco/marijuana (natural or synthetic), as well as all forms of e-cigarettes, e-cigars, e-hookahs, vape pens or any other inhaled aerosol or vapor. The Housing Agency policy shall be as follows:

All Scotts Bluff County Public Housing Sites:

- *Only persons agreeing to not smoke on property* will be admitted to live in public housing with Scotts Bluff County Housing Authority.
- *No one including tenants, visitors, employees, or guests*, shall be allowed to smoke anywhere on Public Housing property.
- *SBHA property does not include alleyways, roadways, or anything past a street curb.*
- Disposal of butts: All cigarette/cigar butts, empty vapes, empty cigarette packages, or other trash related to smoking **MUST** be disposed of in a safe and sanitary way in as outlined in the dwelling lease. **Residents who are found to have these items in their yards or are seen leaving them about the property will be charged a \$25 fine for each offense.**

All Scotts Bluff County “non-public housing” Sites:

- *Only persons agreeing to not smoke with in 10 ft of all buildings* will be admitted to live in non-public housing units owned by Scotts Bluff County Housing Authority.
- *No one including tenants, visitors, employees, or guests*, shall be allowed to smoke with in 10 ft of these buildings.
- *SBHA property does not include alleyways, roadways, or anything past a street curb.*

Violations for *smoking on SBHA property* can result in eviction. *Violations will be handled as follows...*

1st - Written warning

2nd – Written lease termination notice (14/30) and \$300 fine.

3rd - 14-day termination if within six-month probation period outlined in 14/30.

*Please note that any additional violations that occur once a six-month probationary period has ended will result in an additional \$300 fine along with a new termination notice (14/30)

These violations can be made by the residents or their guests. Residents are responsible for their household and guests' actions.

Approved at Regular Meeting of the Board of Commissioners of the Scotts Bluff County Housing Authority
on _____

Scotts Bluff County Housing Authority Smoking Policy
Receipt and Understanding of Public Housing Unit
Resolution

Certification:

I, _____ do hereby certify that I have received a copy of the “**Smoking Policy**” and understand that even my family and/or guests may not smoke inside my unit or outside anywhere on HPWN property. I understand I am responsible for myself, my household and guests visiting me. I understand the policy as presented and the punishment for violating the smoking policy.

(Tenant Signature)

(Date)

(Housing Agency Representative)

(Date)

Scotts Bluff County Housing Authority Smoking Policy
Receipt and Understanding of Non-Public Housing Unit
Resolution

Certification:

I, _____ do hereby certify that I have received a copy of the “**Smoking Policy**” and understand that even my family and/or guests **may not** smoke inside my unit or outside within 10 ft of all buildings. I understand I am responsible for myself, my household and guests visiting me. I understand the policy as presented and the punishment for violating the smoking policy.

(Tenant Signature)

(Date)

(Housing Agency Representative)

(Date)

Part I: Summary		PHA Name : Scotts Bluff County Housing Authority		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027
	BLUFF VIEW MANOR (NE078000001)	Work Statement for	Work Statement for	Work Statement for	Work Statement for
		\$426,475.00	\$426,475.00	\$426,475.00	\$426,475.00

Work Statement 5
2029

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

Work Statement for Year 21 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	BLUFF VIEW MANOR (NE078000001)	Unit Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$426,475.00
ID0048	Site work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscapc,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	tree removal, path lighting, security cameras and installation		\$70,000.00
ID0049	Operations(Operations (1406))	Operations: salary, internet, utilities		\$50,000.00
ID0074	Dwelling Windows(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Replace windows - 165 windows		\$156,475.00
	Subtotal of Estimated Cost			\$426,475.00

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

Work Statement for Year **12** 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0060	BLUFF VIEW MANOR (NE078000001) Dwelling Equipment- HVAC(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances) Unit-Interior (1480)-Appliances)	Replace HVAC systems, water heater, water softener, approx 5 buildings (17 units)		\$70,000.00
ID0061	Unit Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Remodel Apartments - new paint, flooring, doors, kitchen & bathroom cabinets, countertops, kitchen, bath & ceiling fans, sinks, showers, tubs, lighting, electrical, hot water heaters, A/C, faucets, sinks, toilets, smart switches- 12 units appliances		\$300,000.00
ID0063		New copiers, computers, printers, chairs, tables, software, installation of equipment, Training;		\$20,000.00
ID0064	Operations(Operations (1406))	Operation expenses, Ongoing internet for tenants, utilities, salaries		\$26,475.00
ID0066	Laundry Room(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Laundry Areas)	New Washers and Dryers: 2 set		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 42 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
				\$426,475.00

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

Work Statement for Year **2027**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0067	BLUFF VIEW MANOR (NE078000001)	Remodel Apartments - new paint, flooring, doors, kitchen and bathroom cabinets, countertops, kitchen, bath and ceiling fans, sinks, showers, tubs, lighting, electrical, hot water heaters, A/C, faucets, sinks, toilets, 12 units appliances		\$426,475.00
ID0068	Unit Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodores,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New Locking System		\$96,615.00
ID0069	Operations(Operations (1406))	Operations: salary, internet, utilities		\$9,860.00 79,860
	Subtotal of Estimated Cost			\$426,475.00

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

Work Statement for Year 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0030	Water lines and shut offs for units, main water line, sewer lines(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Water Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace water lines/sewer lines. Ground work. Plumbing Updates. Main Shut Offs 20 units		\$45,000.00
ID0044	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training: employees; computers, printers, copier, software		\$6,000.00
ID0046	Community Room Updats(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Flooring, painting, furniture, appliances, electrical, fixtures, countertops, sinks, toilets, doors; laundry rooms, community rooms, bathrooms-Minutaire, Shut Offs View		\$50,000.00
ID0053	Siding, Roof, Gutters(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Siding and roof replacement - 4 to 5 buildings gutters, downspouts, soffits, lighting		\$100,000.00
ID0075	Copy of Unit Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel Apartments - new paint, flooring, doors, kitchen & bathroom cabinets, countertops, kitchen, bath & ceiling fans, sinks, showers, tubs, lighting, electrical, hot water heaters, A/C, faucets, sinks, toilets, smart switches- 12 units appliances		\$225,475.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year <u>24</u> 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
				\$426,475.00

Work Year 5-2029

1406	Operations	Utilities, Connectivity, Client Internet, Salaries, Insurance	\$90,000
1408	Management Improvements	Training Fair Housing, Training to Develop Professional	
		Growth in obtaining hirer certifications, Technology	\$10,000
1480	Irrigation	Improvements of irrigation on Bluff View, Morrill, Minatare	
		And Rebecca Winters properties	\$75,000
1480	Unit Modernization	All aspects of Modernization with Force Account Labor	\$200,000
1480	Bluff View Laundry	Laundry Area Bluff Views: new flooring, new ADA Door, ADA	
		Compliant Laundry machines, ADA bathroom	\$51,475

Annual 2025 CFP Plan

1406	Operations	Utilities, Connectivity, Client Internet, Salaries, Insurance	\$50,000
1480	Unit Modernization	All aspects of Modernization with Force Account Labor	\$150,000
1480	Site Work	Tree Removal, Path Lighting, Security Cameras and Connectivity	\$70,000
1480	Dwelling Windows	Replace Windows at Rebecca Winters about 165	\$156,475
Totals			\$426,475