

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: 835 1467 1584, on Tuesday September 2, 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 August 5, 2025 meeting
3. Bills and Communications: Approval of August 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. Motion: Approval of Chappell Housing Authority Management Contract
  - b. Motion: Approval of Gordon Housing Authority Management Contract
  - c. Motion: Approval of Hay Springs Housing Authority Management Contract
  - d. Resolution: Approval of Flat Rents
8. Adjournment

Please Note: Next Meeting – October 7, 2025 at 12:00

**August 5, 2025**

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on August 5, 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, Commissioners Hilary Wasserburger and Albert Bustinza were all present. Excused: Vice-Chairperson George Cortinez. Representing the Housing Authority: Anita Doggett, Rita Morales, Velma Jamison, Marissa Lucius, Kendra One Horn, Jason Wilcox, and Veronica Longoria. County Commissioner Mike Blue was not in attendance.

Chairperson Henkel called the meeting to order at 12:04 p.m.

Public Comment: None.

Moved by Wasserburger and seconded by Bustinza to approve re-appoint Henkel as Board President and Cortinez as Board Vice-President. YEA: Henkel, Bustinza, Wasserburger. NAY: None. EXCUSED: Cortinez

Moved by Wasserburger and seconded by Bustinza to approve the July 8, 2025 minutes, as presented. YEA: Henkel, Bustinza, Wasserburger. NAY: None. EXCUSED: Cortinez

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

CEO Doggett initiated the tenant account reports. PH Coordinator Lucius presented the Public Housing Reports on vacancies and collections noting she is a bit behind due to staff shortage. Lucius noted we have hired 2 part-time employees. One began August 4<sup>th</sup> and the other will begin Monday, August 11, 2025.

HCV Coordinator One Horn presented the Housing Choice Voucher Report. Property Manager Jamison presented the Tax Credit Properties Report. Maintenance Director Wilcox reported that the Maintenance Conference was a success and received a lot of positive feedback.

The board discussed the Bridgeport Management Contract in depth.

Moved by Wasserburger and seconded by Bustinza to approve the Bridgeport Management Contract as presented. YEA: Henkel, Bustinza, Wasserburger. NAY: None. EXCUSED: Cortinez

Moved by Wasserburger and seconded by Bustinza to adjourn the meeting at 12:56 p.m.

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Chairperson Tammy Henkel

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Secretary Anita Doggett

# Housing Partners of Western Nebraska

8/29/2025 2:27 PM

Register: 1111.01 · Platte Valley

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2025	ele pmt	ADP Payroll Fees	20000 · Accounts Paya...		127.95			179,312.24
08/01/2025	Ele Pmt	Aflac	-split-	CNN42	881.86			178,430.38
08/01/2025	Ele Pmt	Equitable	-split-	20000000006300	1,358.19			177,072.19
08/01/2025	28473	Medica Insurance	-split-	A00938	20,489.73			156,582.46
08/01/2025	28477	Ameritas	-split-	010-045843-00...	322.92			156,259.54
08/01/2025	20250755	Lincoln National Lif...	2100.00 · Liabilities:2...	216175	490.11			155,769.43
08/01/2025	20250801		-split-		827.34			154,942.09
08/01/2025	20250802		-split-		1,414.33			153,527.76
08/01/2025	20250803		-split-		1,277.26			152,250.50
08/01/2025	20250804		-split-		1,001.06			151,249.44
08/01/2025	20250805		-split-		2,793.80			148,455.64
08/01/2025	20250806		-split-		1,368.61			147,087.03
08/01/2025	20250807		-split-		1,474.29			145,612.74
08/01/2025	20250808		-split-		1,089.81			144,522.93
08/01/2025	20250809		-split-		1,572.75			142,950.18
08/01/2025	20250810		-split-		653.68			142,296.50
08/01/2025	20250811		-split-		1,533.53			140,762.97
08/01/2025	20250812		-split-		1,458.88			139,304.09
08/01/2025	20250813		-split-		1,471.54			137,832.55
08/01/2025	20250814		-split-		841.53			136,991.02
08/01/2025	20250815		-split-		1,256.90			135,734.12
08/01/2025	20250816		-split-		1,918.24			133,815.88
08/01/2025	20250817		-split-		1,327.79			132,488.09
08/01/2025	20250818		-split-		1,355.85			131,132.24
08/01/2025	20250819		-split-		1,532.29			129,599.95
08/01/2025	20250820		-split-		1,231.65			128,368.30
08/01/2025	20250821		-split-		1,124.52			127,243.78
08/01/2025	20250822		-split-		1,321.37			125,922.41
08/01/2025	20250823		-split-		450.76			125,471.65
08/01/2025	20250824		-split-		757.06			124,714.59
08/01/2025	20250825		-split-		1,511.00			123,203.59
08/05/2025			-split-	Deposit			8,530.00	131,733.59
08/05/2025			-split-	Deposit			11,131.00	142,864.59
08/05/2025	28478	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39			142,813.20
08/05/2025	20250855	Benefit Consultants ...	-split-	L20250404 Ra...	6,022.27			136,790.93
08/05/2025	20250856	EFTPS	-split-	47-0496611	8,814.56			127,976.37
08/05/2025	20250857	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,369.97			126,606.40
08/06/2025			-split-	Deposit			8,064.00	134,670.40
08/06/2025	28479		20000 · Accounts Paya...		200.00			134,470.40

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/06/2025	28480	City of Minatare	20000 · Accounts Paya...		239.71		134,230.69
08/06/2025	28481	Sandberg Implement	20000 · Accounts Paya...		11,200.00		123,030.69
08/06/2025	28482	Village Of Morrill	20000 · Accounts Paya...		4,328.69		118,702.00
08/07/2025			-split-	Deposit		1,125.00	119,827.00
08/07/2025			8020 · Operation Subs...	Deposit		58,748.50	178,575.50
08/08/2025			-split-	Deposit-EFT		11,647.00	190,222.50
08/08/2025			-split-	Deposit		1,736.00	191,958.50
08/08/2025	Ele Pmt	Colonial Life	-split-	E5364880	651.32		191,307.18
08/08/2025	28483		20000 · Accounts Paya...		200.00		191,107.18
08/11/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		2,304.76		188,802.42
08/12/2025	28484	Cowans Custom Cab...	20000 · Accounts Paya...		235.50		188,566.92
08/12/2025	28485	Menards	20000 · Accounts Paya...		10,455.19		178,111.73
08/12/2025	28486	Snell Services, INC	20000 · Accounts Paya...		2,595.98		175,515.75
08/12/2025	28487	Snell Services, INC	20000 · Accounts Paya...		2,461.29		173,054.46
08/12/2025	28488	Thompson Glass	20000 · Accounts Paya...		12,600.00		160,454.46
08/13/2025			-split-	Deposit		1,196.00	161,650.46
08/13/2025			-split-	Deposit		840.00	162,490.46
08/13/2025	ele pmt	Presto X	20000 · Accounts Paya...		500.00		161,990.46
08/13/2025	ele pmt	TQM	20000 · Accounts Paya...	Invoice #2422 ...	180.00		161,810.46
08/13/2025	28490	Ace Hardware	20000 · Accounts Paya...		14.37		161,796.09
08/13/2025	28491	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	32.95		161,763.14
08/13/2025	28492	City of Minatare	20000 · Accounts Paya...		1,515.55		160,247.59
08/13/2025	28493	City of Scottsbluff	20000 · Accounts Paya...		1,978.74		158,268.85
08/13/2025	28494	Contractors Materials	20000 · Accounts Paya...		45.00		158,223.85
08/13/2025	28495	Menards	20000 · Accounts Paya...		1,916.28		156,307.57
08/13/2025	28496	NAPA - Frank Parts ...	20000 · Accounts Paya...		199.99		156,107.58
08/13/2025	28497	Rock Pile	20000 · Accounts Paya...		49.32		156,058.26
08/13/2025	28498	Sandberg Implement	20000 · Accounts Paya...		216.68		155,841.58
08/13/2025	28499	Waste Connections	20000 · Accounts Paya...		146.67		155,694.91
08/14/2025			-split-	Deposit		1,279.00	156,973.91
08/14/2025			3100 · Tenant Revenu...	Deposit		557.00	157,530.91
08/14/2025			-split-	Deposit		1,122.95	158,653.86
08/14/2025	ele pmt	HD Supply	-split-		855.59		157,798.27
08/14/2025	ele pmt	NPPD	20000 · Accounts Paya...		8,690.33		149,107.94
08/14/2025	28500	City of Terrytown	20000 · Accounts Paya...		6,337.97		142,769.97
08/15/2025			12000 · Undeposited F...	Deposit		2,461.29	145,231.26
08/15/2025			12000 · Undeposited F...	Deposit		25,886.67	171,117.93
08/15/2025			-split-	Deposit		334.20	171,452.13
08/15/2025			3100 · Tenant Revenu...	Deposit		58.00	171,510.13

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Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/15/2025	ele pmt	Nebraska.Gov	20000 · Accounts Paya...		103.00			171,407.13
08/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			171,370.96
08/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			171,334.79
08/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			171,298.62
08/15/2025	28489	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39			171,247.23
08/15/2025	20250866	Benefit Consultants ...	-split-	L20250404 Ra...	5,799.90			165,447.33
08/15/2025	20250867	EFTPS	-split-	47-0496611	8,785.20			156,662.13
08/15/2025	20250868	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,359.56			155,302.57
08/15/2025	20250815		-split-		727.51			154,575.06
08/15/2025	20250816		-split-		1,579.18			152,995.88
08/15/2025	20250817		-split-		1,292.99			151,702.89
08/15/2025	20250818		-split-		1,071.13			150,631.76
08/15/2025	20250819		-split-		2,793.79			147,837.97
08/15/2025	20250820		-split-		1,341.14			146,496.83
08/15/2025	20250821		-split-		1,474.30			145,022.53
08/15/2025	20250822		-split-		1,104.42			143,918.11
08/15/2025	20250823		-split-		1,545.25			142,372.86
08/15/2025	20250824		-split-		662.09			141,710.77
08/15/2025	20250825		-split-		1,533.53			140,177.24
08/15/2025	20250826		-split-		1,354.83			138,822.41
08/15/2025	20250827		-split-		490.13			138,332.28
08/15/2025	20250828		-split-		1,471.54			136,860.74
08/15/2025	20250829		-split-		617.90			136,242.84
08/15/2025	20250830		-split-		1,256.90			134,985.94
08/15/2025	20250831		-split-		1,918.24			133,067.70
08/15/2025	20250832		-split-		1,327.79			131,739.91
08/15/2025	20250833		-split-		1,362.14			130,377.77
08/15/2025	20250834		-split-		1,532.28			128,845.49
08/15/2025	20250835		-split-		1,231.65			127,613.84
08/15/2025	20250836		-split-		825.27			126,788.57
08/15/2025	20250837		-split-		1,321.38			125,467.19
08/15/2025	20250838		-split-		364.18			125,103.01
08/15/2025	20250839		-split-		858.92			124,244.09
08/15/2025	20250840		-split-		1,511.01			122,733.08
08/19/2025			12000 · Undeposited F...	Deposit - 2025...			99.87	122,832.95
08/22/2025	28501	Accelerated Receiva...	20000 · Accounts Paya...		94.07			122,738.88
08/22/2025	28502	Column Software, P...	20000 · Accounts Paya...		7.64			122,731.24
08/22/2025	28503	Holyoke Law Firm	20000 · Accounts Paya...		654.32			122,076.92
08/22/2025	28504	Menards	20000 · Accounts Paya...		82.01			121,994.91

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/22/2025	28505	Sandberg Implement	20000 · Accounts Paya...		75.88		121,919.03
08/22/2025	28506	Team Auto Center	20000 · Accounts Paya...		114.50		121,804.53
08/22/2025	28507	Winsupply	20000 · Accounts Paya...		219.67		121,584.86
08/25/2025			3700 · Other Operatin...	Deposit		1,012.00	122,596.86
08/25/2025			3100 · Tenant Revenu...	Deposit		6.00	122,602.86
08/25/2025			-split-	Deposit		55.00	122,657.86
08/25/2025			-split-	Deposit		610.00	123,267.86
08/25/2025			3100 · Tenant Revenu...	Deposit		752.00	124,019.86
08/25/2025			-split-	Deposit		1,907.00	125,926.86
08/25/2025			3100 · Tenant Revenu...	Deposit		742.00	126,668.86
08/26/2025			3100 · Tenant Revenu...	Deposit		255.00	126,923.86
08/26/2025			-split-	Deposit		152.00	127,075.86
08/27/2025	28508		20000 · Accounts Paya...		461.00		126,614.86
08/28/2025	ele pmt	Presto X	20000 · Accounts Paya...		682.17		125,932.69
08/28/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99		125,837.70
08/28/2025	28509	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	533.17		125,304.53
08/28/2025	28510	Menards	20000 · Accounts Paya...		147.85		125,156.68
08/28/2025	28511	Petes Quick Lube	20000 · Accounts Paya...		76.46		125,080.22
08/28/2025	28512	Sandberg Implement	20000 · Accounts Paya...		439.85		124,640.37
08/28/2025	28513	Sherwin Williams	20000 · Accounts Paya...		49.80		124,590.57
08/28/2025	28514	Team Auto Center	20000 · Accounts Paya...		2,322.97		122,267.60
08/28/2025	28515	Village Of Morrill	20000 · Accounts Paya...		4,165.64		118,101.96
08/28/2025	28516	Waste Connections	20000 · Accounts Paya...		74.81		118,027.15
08/28/2025	28517	Winsupply	20000 · Accounts Paya...		145.79		117,881.36
08/29/2025	ele pmt	Black Hills Energy - ...	20000 · Accounts Paya...		3,432.58		114,448.78
08/29/2025	ele pmt	HD Supply	-split-		652.29		113,796.49
08/29/2025	ele pmt	NPPD	20000 · Accounts Paya...		4,635.93		109,160.56
08/29/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99		109,065.57
08/29/2025	28518	Ameritas	-split-	010-045843-00...	221.64		108,843.93
08/29/2025	28519	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39		108,792.54
08/29/2025	20250855	Benefit Consultants ...	-split-	L20250404 Ra...	5,827.27		102,965.27
08/29/2025	20250856	EFTPS	-split-	47-0496611	9,502.74		93,462.53
08/29/2025	20250857	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,495.80		91,966.73
08/29/2025	20250841		-split-		724.99		91,241.74
08/29/2025	20250842		-split-		1,505.71		89,736.03
08/29/2025	20250843		-split-		1,365.59		88,370.44
08/29/2025	20250844		-split-		1,133.66		87,236.78
08/29/2025	20250845		-split-		3,005.94		84,230.84
08/29/2025	20250846		-split-		1,462.87		82,767.97

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/29/2025	20250847		-split-		1,570.86		81,197.11
08/29/2025	20250848		-split-		1,117.48		80,079.63
08/29/2025	20250849		-split-		1,677.68		78,401.95
08/29/2025	20250850		-split-		702.19		77,699.76
08/29/2025	20250851		-split-		1,714.17		75,985.59
08/29/2025	20250852		-split-		1,555.04		74,430.55
08/29/2025	20250853		-split-		948.31		73,482.24
08/29/2025	20250854		-split-		1,570.99		71,911.25
08/29/2025	20250855		-split-		768.15		71,143.10
08/29/2025	20250856		-split-		1,367.55		69,775.55
08/29/2025	20250857		-split-		2,013.71		67,761.84
08/29/2025	20250858		-split-		1,363.23		66,398.61
08/29/2025	20250859		-split-		1,441.81		64,956.80
08/29/2025	20250860		-split-		1,637.88		63,318.92
08/29/2025	20250861		-split-		1,390.20		61,928.72
08/29/2025	20250862		-split-		1,208.45		60,720.27
08/29/2025	20250863		-split-		1,428.74		59,291.53
08/29/2025	20250864		-split-		613.53		58,678.00
08/29/2025	20250865		-split-		883.66		57,794.34
08/29/2025	20250866		-split-		2,008.62		55,785.72

## Barrier Free Homes LLC

8/29/2025 2:29 PM

Register: 1111.01 · Platte Valley Bank

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/05/2025			3100 · Tenant Revenu...	Deposit		951.00	112,621.24
08/06/2025			3100 · Tenant Revenu...	Deposit		1,886.00	114,507.24
08/07/2025			3100 · Tenant Revenu...	Deposit		251.00	114,758.24
08/08/2025	2018	City of Gering	2111.00 · Accounts Pa...		790.50		113,967.74
08/18/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		520.70		113,447.04
08/21/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-06	2,140.00		111,307.04
08/28/2025			3100 · Tenant Revenu...	Deposit		409.00	111,716.04



# Courthouse Villa, LLC

8/29/2025 2:34 PM

Register: 1111.01 · Platte Valley 1011163944

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2025			3100 · Tenant Revenu...	Deposit-hap			2,267.00	42,686.79
08/06/2025			3100 · Tenant Revenu...	Deposit-EFT			1,172.00	43,858.79
08/11/2025	ele pmt	Presto X	2111.00 · Accounts Pa...		28.33			43,830.46
08/14/2025			3100 · Tenant Revenu...	Deposit			610.00	44,440.46
08/18/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		417.60			44,022.86
08/18/2025	1023	Horizon Bank	1162.00 · Horizons Re...	Reserves 2025...	207.68			43,815.18
08/21/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-06	710.00			43,105.18
08/25/2025	ele pmt	Presto X	2111.00 · Accounts Pa...		28.33			43,076.85
08/25/2025	1024	Bomgaars	2111.00 · Accounts Pa...		51.98			43,024.87
08/25/2025	1025	City of Bridgeport	2111.00 · Accounts Pa...		300.30			42,724.57
08/28/2025			3100 · Tenant Revenu...	Deposit			485.00	43,209.57

## CROWN WEST

8/29/2025 2:37 PM

Register: 1111.01 · Operating Account PVC-2038

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/02/2025			3100 · Tenant Revenu...	Deposit		3,092.00	92,924.86
08/05/2025			3100 · Tenant Revenu...	Deposit		1,695.00	94,619.86
08/06/2025			3100 · Tenant Revenu...	Deposit		2,036.00	96,655.86
08/07/2025			3100 · Tenant Revenu...	Deposit		700.00	97,355.86
08/08/2025	4319	City of Gering	2111.00 · Accounts Pa...		83.36		97,272.50
08/11/2025	4320	Menards	2111.00 · Accounts Pa...		169.43		97,103.07
08/18/2025	ele pmt	Elmwood	2111.00 · Accounts Pa...		4,405.00		92,698.07
08/18/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		736.10		91,961.97
08/21/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-06	800.00		91,161.97
08/25/2025			3100 · Tenant Revenu...	Deposit		425.00	91,586.97
08/25/2025	ele pmt	Crown West Escrow	2111.00 · Accounts Pa...		400.00		91,186.97
08/25/2025	4321	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		360.02		90,826.95

## ELMWOOD VILLAGE

8/29/2025 2:41 PM

Register: 1111.04 · Platte Valley General

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/02/2025			3100 · Tenant Revenu...	Deposit-hap			8,123.00	311,745.31
08/05/2025			-split-	Deposit			4,733.50	316,478.81
08/06/2025			3100 · Tenant Revenu...	Deposit			2,827.00	319,305.81
08/06/2025	5905		2111.00 · Accounts Pa...		172.00			319,133.81
08/07/2025			3100 · Tenant Revenu...	Deposit			348.00	319,481.81
08/11/2025			3100 · Tenant Revenu...	Deposit-hap			41.00	319,522.81
08/11/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		128.64			319,394.17
08/11/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		92.09			319,302.08
08/11/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-05	9,847.23			309,454.85
08/11/2025	5906	Menards	2111.00 · Accounts Pa...		668.95			308,785.90
08/13/2025			3100 · Tenant Revenu...	Deposit			504.00	309,289.90
08/14/2025			3100 · Tenant Revenu...	Deposit			750.00	310,039.90
08/15/2025			3100 · Tenant Revenu...	Deposit			29.00	310,068.90
08/18/2025			3100 · Tenant Revenu...	Deposit Correc...			4,405.00	314,473.90
08/18/2025	ele pmt	Elmwood Village R...	1111.03 · Elmwood Ca...	2025-07	350.00			314,123.90
08/18/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		1,331.10			312,792.80
08/18/2025	5907	Independent Plumbing	2111.00 · Accounts Pa...		34.30			312,758.50
08/18/2025	5908	Menards	2111.00 · Accounts Pa...		2,909.03			309,849.47
08/18/2025	5909	Print Express	2111.00 · Accounts Pa...		312.55			309,536.92
08/18/2025	5910	WinSupply	2111.00 · Accounts Pa...		69.98			309,466.94
08/21/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-06	17,924.76			291,542.18
08/25/2025			2114.00 · Security De...	Deposit			500.00	292,042.18
08/25/2025			3100 · Tenant Revenu...	Deposit			875.00	292,917.18
08/25/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		317.69			292,599.49
08/25/2025	5911	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		3,004.56			289,594.93
08/25/2025	5912	Menards	2111.00 · Accounts Pa...		80.00			289,514.93
08/26/2025			3100 · Tenant Revenu...	Deposit			280.00	289,794.93
08/28/2025			3100 · Tenant Revenu...	Deposit			561.00	290,355.93

# Gering Valley Estates, LLC

8/29/2025 2:45 PM

Register: Platte Valley Operating

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2025			3110 · Dwelling Rentals	Deposit-hap			8,204.00	58,286.75
08/05/2025			3110 · Dwelling Rentals	Deposit			3,259.00	61,545.75
08/06/2025			3110 · Dwelling Rentals	Deposit			2,091.00	63,636.75
08/06/2025			3110 · Dwelling Rentals	Deposit-EFT			5,560.00	69,196.75
08/06/2025	Ele With	Platte Valley Bank	-split-		2,280.00			66,916.75
08/08/2025			3110 · Dwelling Rentals	Deposit			630.00	67,546.75
08/08/2025	2179	City of Gering	20000 · Accounts Paya...		2,448.05			65,098.70
08/12/2025	ele pmt	HD Supply	20000 · Accounts Paya...		282.15			64,816.55
08/15/2025			6640.00 · Property Ta...	Deposit			943.00	65,759.55
08/18/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		2,075.30			63,684.25
08/18/2025	2180	Horizon Bank	20000 · Accounts Paya...		1,199.31			62,484.94
08/21/2025	ele pmt	TQM	20000 · Accounts Paya...	2025-06	1,700.00			60,784.94
08/26/2025			3110 · Dwelling Rentals	Deposit			241.00	61,025.94
08/28/2025			3110 · Dwelling Rentals	Deposit			624.00	61,649.94

Homeownership

8/29/2025 2:46 PM

Register: Platte Valley Bank Homeownershi  
From 08/01/2025 through 08/29/2025  
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/21/2025	ele pmt	TQM	2000 · Accounts Payable	2025-06	50.00			1,535.29

# Management Fund

8/29/2025 3:01 PM

Register: 1111.01 · Platte Valley

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/07/2025	ele pmt	US Bank	2111.00 · Accounts Pa...		2,116.58			332,884.14
08/12/2025	ele pmt	US Bank	2111.00 · Accounts Pa...		15,002.32			317,881.82
08/12/2025	1463	Laser Printer Checks	2111.00 · Accounts Pa...		91.41			317,790.41
08/12/2025	1464	Scotts Bluff County ...	2111.00 · Accounts Pa...		20.50			317,769.91
08/15/2025	Ele Pmt		4100 · Operating Expe...	Phone Checks	66.17			317,703.74
08/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			317,667.57
08/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			317,631.40
08/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			317,595.23
08/18/2025			Management Fees:369...	Deposit - 2025...			736.10	318,331.33
08/18/2025			Management Fees:369...	Deposit - 2025...			1,331.10	319,662.43
08/18/2025			Management Fees:369...	Deposit - 2025...			2,075.30	321,737.73
08/18/2025			Management Fees:369...	Deposit - 2025...			520.70	322,258.43
08/18/2025			Management Fees:369...	Deposit - 2025...			417.60	322,676.03
08/18/2025			Management Fees:369...	Deposit - 2025...			361.20	323,037.23
08/18/2025	1466		2111.00 · Accounts Pa...		162.22			322,875.01
08/18/2025	1467	Bluffs Facility Soluti...	2111.00 · Accounts Pa...	0002736	275.07			322,599.94
08/18/2025	1468	Century Business Pr...	2111.00 · Accounts Pa...	SB0387	13.76			322,586.18
08/18/2025	1469	Midwest Connect	2111.00 · Accounts Pa...	TH02	284.00			322,302.18
08/18/2025	1470	Quadient Finance Mail	2111.00 · Accounts Pa...	7900 0440 802...	750.00			321,552.18
08/18/2025	1471	State of NE DAS	2111.00 · Accounts Pa...	560610	414.33			321,137.85
08/18/2025	1472	WPCI	2111.00 · Accounts Pa...		194.00			320,943.85
08/18/2025	1473	Legacy Cooperative	2111.00 · Accounts Pa...		1,895.81			319,048.04
08/18/2025	1474	Shaggy Buffalo Car ...	2111.00 · Accounts Pa...		45.00			319,003.04
08/20/2025			-split-	Deposit - 2025...			5,040.10	324,043.14
08/20/2025			Management Fees:369...	Deposit - 2025...			1,740.00	325,783.14
08/25/2025			-split-	Deposit - 2025...			9,812.20	335,595.34
08/28/2025	1465	Menard's	2111.00 · Accounts Pa...		47.95			335,547.39
08/28/2025	1475	Ace Hardware	2111.00 · Accounts Pa...	212470	17.99			335,529.40
08/28/2025	1476		2111.00 · Accounts Pa...		34.95			335,494.45
08/28/2025	1477	Century Business Pr...	2111.00 · Accounts Pa...	SB0387	123.13			335,371.32
08/28/2025	1478	Holyoke Law	2111.00 · Accounts Pa...		1,359.81			334,011.51
08/28/2025	1479	Housing Authority	2111.00 · Accounts Pa...		175.00			333,836.51
08/28/2025	1480	Intralinks	2111.00 · Accounts Pa...		977.47			332,859.04
08/28/2025	1481	State of NE DAS	2111.00 · Accounts Pa...	560610	412.17			332,446.87
08/28/2025	1482	Team Auto Center	2111.00 · Accounts Pa...		240.48			332,206.39

## Monument View Villa, LLC

8/29/2025 2:48 PM

Register: FNBO 196 399

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/02/2025			3110 · Dwelling Rentals	Deposit-HAP			3,463.00	36,831.14
08/05/2025			3110 · Dwelling Rentals	Deposit			2,335.00	39,166.14
08/06/2025			3110 · Dwelling Rentals	Deposit-EFT			1,655.00	40,821.14
08/08/2025	1757	City of Gering	20000 · Accounts Paya...		1,045.36			39,775.78
08/12/2025	1758	Housing Authority	20000 · Accounts Paya...	2025-07	5.92			39,769.86
08/12/2025	1759	Menards	20000 · Accounts Paya...		26.46			39,743.40
08/13/2025	ele pmt	Berkshire Hathaway	20000 · Accounts Paya...	414555	13,319.00			26,424.40
08/20/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		283.76			26,140.64
08/20/2025	1760	Housing Partners Ma...	20000 · Accounts Paya...		662.20			25,478.44
08/20/2025	1761	TQM	20000 · Accounts Paya...	2025-06	390.00			25,088.44
08/20/2025	1762	Waste Connections, L...	20000 · Accounts Paya...	3045548-001	24.94			25,063.50
08/25/2025			Misc Income:Laundry	Deposit			79.50	25,143.00
08/28/2025			3110 · Dwelling Rentals	Deposit			500.00	25,643.00

Return to Owner

8/29/2025 2:49 PM

Register: Platte Valley  
From 08/01/2025 through 08/29/2025  
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/20/2025			Other Income	2025-07			833.33	249,727.44



# ROSS Grant

8/29/2025 2:59 PM

Register: PVBank 3381

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/07/2025	ele pmt	US Bank	Accounts Payable		210.60			10,112.83
08/18/2025	1002	Legacy Cooperative	Accounts Payable	50526	63.99			10,048.84

## TQM Maintenance

8/29/2025 2:52 PM

Register: 1111.01 · Platte Valley

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/05/2025			3110.01 · Rent - 750 ...	Deposit		579.00	156,513.43
08/06/2025			3110.01 · Rent - 750 ...	Deposit		1,044.00	157,557.43
08/06/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		51.75		157,505.68
08/08/2025	9212	City of Gering	2111.00 · Accounts Pa...	maint. shed uti...	34.35		157,471.33
08/11/2025			1499 · Undeposited Fu...	Deposit - 2025...		9,847.23	167,318.56
08/11/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		387.26		166,931.30
08/13/2025			1499 · Undeposited Fu...	Deposit		180.00	167,111.30
08/14/2025			1499 · Undeposited Fu...	Deposit		1,175.00	168,286.30
08/14/2025	9213	Allo Communications	2111.00 · Accounts Pa...		72.98		168,213.32
08/14/2025	9214	City of Scottsbluff	2111.00 · Accounts Pa...		571.12		167,642.20
08/14/2025	9215	Cowan Custom Cabi...	2111.00 · Accounts Pa...		237.50		167,404.70
08/14/2025	9216	MBKem Enterprise	2111.00 · Accounts Pa...		134.68		167,270.02
08/14/2025	9217	Menards	2111.00 · Accounts Pa...		111.54		167,158.48
08/14/2025	9218	Waste Connections	2111.00 · Accounts Pa...		106.58		167,051.90
08/14/2025	9219	Westco	2111.00 · Accounts Pa...		83.95		166,967.95
08/20/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		345.61		166,622.34
08/20/2025	9220	Independent Plumbi...	2111.00 · Accounts Pa...		15,677.41		150,944.93
08/20/2025	9221	Quick Care Medical ...	2111.00 · Accounts Pa...	1444	885.00		150,059.93
08/21/2025			1499 · Undeposited Fu...	Deposit		490.00	150,549.93
08/21/2025			1499 · Undeposited Fu...	Deposit		50.00	150,599.93
08/21/2025			1499 · Undeposited Fu...	Deposit		1,700.00	152,299.93
08/21/2025			1499 · Undeposited Fu...	Deposit		17,924.76	170,224.69
08/21/2025			1499 · Undeposited Fu...	Deposit		800.00	171,024.69
08/21/2025			1499 · Undeposited Fu...	Deposit		710.00	171,734.69
08/21/2025			1499 · Undeposited Fu...	Deposit		2,140.00	173,874.69
08/25/2025			-split-	Deposit - 2025...		1,310.00	175,184.69

## Valacia Apartments

8/29/2025 2:53 PM

Register: 1111.01 · Platte Valley Bank (150155)

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/01/2025			3110 · Dwelling Rentals	Deposit-hap		3,393.00	7,586.09
08/05/2025			-split-	Deposit		3,264.00	10,850.09
08/06/2025			3110 · Dwelling Rentals	Deposit		383.00	11,233.09
08/07/2025			-split-	Deposit-EFT		4,356.00	15,589.09
08/08/2025			-split-	Deposit		472.00	16,061.09
08/08/2025	3164	City of Gering	2111.00 · Accounts Pa...		2,607.28		13,453.81
08/11/2025			3110 · Dwelling Rentals	Deposit-hap		232.00	13,685.81
08/13/2025			3110 · Dwelling Rentals	Deposit		3,675.00	17,360.81
08/14/2025	3165	Ace Hardware	2111.00 · Accounts Pa...		10.78		17,350.03
08/14/2025	3166	Menards	2111.00 · Accounts Pa...		185.29		17,164.74
08/14/2025	3167	Waste Connection	2111.00 · Accounts Pa...		49.87		17,114.87
08/20/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00		15,374.87
08/20/2025	ele pmt	Housing Authority R...	2111.00 · Accounts Pa...		833.33		14,541.54
08/20/2025	ele pmt	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75		13,409.79
08/20/2025	ele pmt	Spectrum	2111.00 · Accounts Pa...		1,049.37		12,360.42
08/25/2025			Fee Income:3692.00 · ...	Deposit		121.25	12,481.67
08/28/2025			-split-	Deposit		755.00	13,236.67

## Valacia North Villa, LLC

8/29/2025 2:55 PM

Register: 1111.01 · Platte Valley Bank 1011164066

From 08/01/2025 through 08/29/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2025			3100 · Tenant Revenu...	Deposit-hap			2,194.00	40,621.15
08/05/2025			3100 · Tenant Revenu...	Deposit			362.00	40,983.15
08/06/2025			3100 · Tenant Revenu...	Deposit-EFT			729.00	41,712.15
08/08/2025	1016	City of Gering	2111.00 · Accounts Pa...		302.24			41,409.91
08/14/2025	1017	Julie's Antiques	2111.00 · Accounts Pa...	VOID:		X		41,409.91
08/14/2025	1018	Julie's Antiques	2111.00 · Accounts Pa...		220.00			41,189.91
08/18/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		361.20			40,828.71
08/21/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-06	490.00			40,338.71
08/21/2025	1019	Horizon Bank	1162.00 · Replacemen...	Replacement 2...	206.60			40,132.11

## Report on Tenant Accounts

As of September 2, 2025

### Public Housing:

	Vacancies	Ready	Notes
78-1 Colson Manor:	<u>1</u>	<u>1</u>	<u>all units are  </u>
78-2 Morrill Manor:	<u>1</u>	<u>1</u>	<u>move-ins are scheduled</u>
78-3 Bluff View Manor:	<u>1</u>	<u>1</u>	<u></u>
78-5 Rebecca Winters:	<u>2</u>	<u>2</u>	<u></u>

CAPITAL FUND OFFLINE UNITS: 4

Ended previous Month # vacancies: 7

	Vacancies	Ready	Notes
Valacia: 24 Units	<u>3</u>	<u>2</u>	<u>1 offer out</u>
Elmwood: 30 Units	<u>4</u>	<u>4</u>	<u>3 offers out</u>
Crown: 15 Units	<u>0</u>	<u>0</u>	<u></u>
Barrier Free: 7 Units	<u>0</u>	<u>0</u>	<u></u>
Valacia North: 6 Units	<u>2</u>	<u>1</u>	<u></u>
CourtHouse: 6 Units	<u>0</u>	<u>0</u>	<u></u>

### Section 8:

Program:

Under Tenant Based Voucher:	<u>408</u>	Total Tenant Based Vouchers: 488
Under VASH:	<u>16</u>	Total VASH Vouchers: 20
Total Vouchers Utilized:	<u>424</u>	Total Vouchers: 508

Briefing:

Voucher Applications: 208      Next Briefing Date: 9/22/2025  
15 Scheduled

	Vacancies	Out Looking	Papers In
Tenant Base Voucher Program:	<u>64</u>	<u></u>	<u></u>
VASH (Veteran's) Program:	<u>4</u>	<u>2</u>	<u></u>
Total Vacancies:	<u></u>	<u></u>	<u></u>

Tax Credit Projects:	Vacancies	Ready	Notes
GeringValleyEstates: 28 Units	<u>2</u>	<u>1</u>	<u>offered</u>
Monument View Villa: 10 Units	<u>0</u>	<u>0</u>	<u></u>

### Management Projects:

	Vacancies	Ready	Notes
Chappell: 30 Units	<u>0</u>	<u>0</u>	<u></u>
Sioux Villa: 74 Units	<u>na</u>	<u>na</u>	<u>21 occupied</u>
Western Heritage: 40 Units	<u>2</u>	<u>1</u>	<u></u>
Gordon: 26 Units	<u>2</u>	<u>0</u>	<u></u>
Hay Springs: 18 Units	<u>1</u>	<u>0</u>	<u></u>

## **MANAGEMENT CONTRACT**

This Agreement made and signed by and between the Housing Authority of the City of Chappell, Nebraska (CHA) and Housing Authority of the County of Scotts Bluff, Nebraska (SBHA) is to provide management services for the Chappell Housing Authority.

### **SCOTTS BLUFF COUNTY HOUSING AUTHORITY DUTIES SHALL INCLUDE:**

- **Supervision and management of staff:**
  - Does the hiring, promoting, transferring, evaluating and dismissal of CHA employees in accordance with CHA policies
  - Assures currency of job descriptions
  - Salary Administration
  - Employee Relations, Sets up Employee Training
  - Assures compliance with Affirmative Action, Personnel Policy, Sexual Harassment Issues, Drug-Free Workplace and the Safety Policy
  - Personnel Employment Records
- **Responsible for Assuring Program Compliance for Public Housing:**
  - This includes but is not limited to Admissions, Recertifications, Verifications, and required reporting and file maintenance.
- **Responsible for Administering and Assuring Compliance of the Following Policies approved and adopted by the CHA Board:**
  - Procurement Policy
  - Disposition Policy
  - Admission and Occupancy Policy
  - Pet Policy
  - Administration Plan
  - Grievance Policy
  - Travel Policy
  - Personnel Policy
  - Drug-Free Workplace Policy

## **CHAPPELL HOUSING AUTHORITY RESPONSIBILITIES SHALL INCLUDE:**

- Setting policy at regularly scheduled board meetings.
- Setting long range goals for CHA.
- Looking at what will benefit CHA best now and in the future.
- Supporting all activities and policies in a positive manner.
- Informing management of concerns and issues.
- Paying for services as proposed under the contract.
- To act and take action only as a board and not as individual members.

## **COMPENSATION FOR MANAGEMENT SERVICES:**

The Chappell Housing Authority does hereby agree to reimburse the Scotts Bluff Housing Authority Forty one thousand four hundred dollars (\$41,400) per year (\$3,450 per month) and to be re-negotiated annually for management services as described herewith. The monthly payment shall be due and payable on or before the 15<sup>th</sup> of each month. This reimbursement includes the CFP administration as well as the Management services.

- **FINANCIAL**

Responsible for the following:

- Investments of funds and deposit of monies. Monitor and reconcile various bank accounts. Accounts payable, accounts receivable and payroll. Budgeting and preparation of Budget documents Filing of Federal and State Payroll Tax Reports Preparing and sending of 1099's  
Preparation and filing of Nebraska State Use Tax  
Bid Preparation and process for:
  - Audits (Fiscal and Work Compensation)
  - Insurance
  - Fee Accountant
  - Payment in lieu of Taxes (PILOT)
  - Prepares and presents Annual Report to the City.

- **Federal Requirements: (HUD)**

Responsible for:

- Assuring compliance of Annual Contribution Contract (ACC)  
Electronic transmission of HUD FORMS 50058  
Compiling, preparing and reporting of Fiscal Year Ends Reports  
Certification of Insurance coverage including:
  - Blanket Business/Property
  - Liability
  - Workman's Compensation
  - Automobile
  - Blanket Fidelity Bond
- Preparation and submission of:
  - The Agency Plan, ACOP
  - Resident Assessment-certification of address
  - Implementation and follow-up plans
  - Management of Assessment documents
  - Financial Assessment documents
  - PIC-certification
  - CFP, EIV, TASS, MASS, FASS, RASS

Chappell will still pay actual costs of any criminal background checks, audits, advertising, site phone costs, checks, safety deposit costs, actual postage costs, legal, site office supplies as well as utilities and insurance. All work orders and maintenance will be separate charges as will as material if performed by the Scotts Bluff Housing Authority.

- **Legal**

- Consulting with Legal Counsel
- Eviction Process

- **CHA Board of Commissioners:**

- Sending Notice of the board Meetings as prescribed by Open Meeting Law.
- Compiling and sending agenda packets to the Board prior to the Board Meeting.
- Secretary to the CHA Board of Commissioners
- Preparing Resolutions, taking of minutes, and responsible for maintaining the Official Minute Book.
- Informs the CHA Board of current developments and status of programs.

- **Public Relations:**

- Represent CHA for:
  - Presentations
  - Various Panels
  - Seminars and Meetings
  - News media

Issues statements as staff spokesperson on behalf of CHA.



- **All CHA employees shall be responsible to and supervised by the SBHA.**

This includes the hiring and terminating, as well as the supervision and evaluation of duties as outlined in the job description and in compliance with the personnel policy. On site staff (office/maintenance) shall remain on Chappell's payroll.

## **CAPITOL FUND PROGRAM**

The administration of the CFP Grant is included in the management Contract.

## **CONTRACT TERMINATION AND REVIEW:**

This contract shall remain in force until a **forty five (45)** day written notice of either party sends termination. Contract will be reviewed annually at August Meeting for SBHA and September meeting for CHA.

This contract is executed with the consent of the following persons representing their respective agencies to be effective January 1, 2026.

---

Chairperson: Geralyn Konruff  
Housing Authority of the City of Chappell, Nebraska

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Chairperson: Tammy Henkel  
Housing Authority of the County of Scotts Bluff, Nebraska

---

Adopted at meeting by CHA date

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Adopted at meeting by SBHA date

---

Anita L. Doggett  
Executive Director for SBHA and CHA

## **MANAGEMENT CONTRACT**

This Agreement made and signed by and between the Housing Authority of the City of Gordon, Nebraska (GHA) and Housing Authority of the County of Scotts Bluff, Nebraska (SBHA) is to provide management services for the Gordon Housing Authority.

### **SCOTTS BLUFF COUNTY HOUSING AUTHORITY DUTIES SHALL INCLUDE:**

- **Supervision and management of staff:**
  - Does the hiring, promoting, transferring, evaluating and dismissal of GHA employees in accordance with GHA policies
  - Assures currency of job descriptions
  - Salary Administration
  - Employee Relations, Sets up Employee Training
  - Assures compliance with Affirmative Action, Personnel Policy, Sexual Harassment Issues, Drug-Free Workplace and the Safety Policy
  - Personnel Employment Records
- **Responsible for Assuring Program Compliance for Public Housing:**
  - This includes but is not limited to Admissions, Recertifications, Verifications, and required reporting and file maintenance.
- **Responsible for Administering and Assuring Compliance of the Following Policies approved and adopted by the GHA Board:**
  - Procurement Policy
  - Disposition Policy
  - Admission and Occupancy Policy
  - Pet Policy
  - Administration Plan
  - Grievance Policy
  - Travel Policy
  - Personnel Policy
  - Drug-Free Workplace Policy

## **GORDON HOUSING AUTHORITY RESPONSIBILITIES SHALL INCLUDE:**

- Setting policy at regularly scheduled board meetings.
- Setting long range goals for GHA.
- Looking at what will benefit GHA best now and in the future.
- Supporting all activities and policies in a positive manner.
- Informing management of concerns and issues.
- Paying for services as proposed under the contract.
- To act and take action only as a board and not as individual members.

## **COMPENSATION FOR MANAGEMENT SERVICES:**

The Gordon Housing Authority does hereby agree to reimburse the Scotts Bluff Housing Authority Thirty four thousand, five hundred (\$34,500) per year (\$2,875 per month) and to be re-negotiated annually for management services as described herewith. The monthly payment shall be due and payable on or before the 15<sup>th</sup> of each month. This reimbursement includes the CFP administration as well as the Management services.

- **FINANCIAL**

Responsible for the following:

- Investments of funds and deposit of monies. Monitor and reconcile various bank accounts. Accounts payable, accounts receivable and payroll. Budgeting and preparation of Budget documents Filing of Federal and State Payroll Tax Reports Preparing and sending of 1099's Preparation and filing of Nebraska State Use Tax Bid Preparation and process for:
  - Audits (Fiscal and Work Compensation)
  - Insurance
  - Fee Accountant
  - Payment in lieu of Taxes (PILOT)
  - Prepares and presents Annual Report to the City.

- **Federal Requirements: (HUD)**

Responsible for:

- Assuring compliance of Annual Contribution Contract (ACC)  
Electronic transmission of HUD FORMS 50058  
Compiling, preparing and reporting of Fiscal Year Ends Reports  
Certification of Insurance coverage including:
  - Blanket Business/Property
  - Liability
  - Workman's Compensation
  - Automobile
  - Blanket Fidelity Bond

Preparation and submission of:

- The Agency Plan, ACOP
- Resident Assessment-certification of address
- Implementation and follow-up plans
- Management of Assessment documents
- Financial Assessment documents
- PIC-certification
- CFP, EIV, TASS, MASS, FASS, RASS

Gordon will still pay actual costs of any criminal background checks, audits, advertising, site phone costs, checks, safety deposit costs, actual postage costs, legal, site office supplies as well as utilities and insurance. All work orders and maintenance will be separate charges as will as material if performed by the Scotts Bluff Housing Authority.

- **Legal**

- Consulting with Legal Counsel
- Eviction Process

- **GHA Board of Commissioners:**

- Sending Notice of the board Meetings as prescribed by Open Meeting Law.
- Compiling and sending agenda packets to the Board prior to the Board Meeting.
- Secretary to the GHA Board of Commissioners
- Preparing Resolutions, taking of minutes, and responsible for maintaining the Official Minute Book.
- Informs the GHA Board of current developments and status of programs.

- **Public Relations:**

- Represent GHA for:
  - Presentations
  - Various Panels
  - Seminars and Meetings
  - News media

Issues statements as staff spokesperson on behalf of GHA.

- **All GHA employees shall be responsible to and supervised by the SBHA.**

This includes the hiring and terminating, as well as the supervision and evaluation of duties as outlined in the job description and in compliance with the personnel policy. On site staff (office/maintenance) shall remain on Gordon's payroll.

## **CAPITOL FUND PROGRAM**

The administration of the CFP Grant is included in the management Contract.

## **CONTRACT TERMINATION AND REVIEW:**

This contract shall remain in force until a **forty five (45)** day written notice of either party sends termination. Contract will be reviewed annually at August Meeting for SBHA and September meeting for GHA.

This contract is executed with the consent of the following persons representing their respective agencies to be effective January 1, 2026.

---

Chairperson: Sharon Harris  
Housing Authority of the City of Gordon, Nebraska

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Chairperson: Tammy Henkel  
Housing Authority of the County of Scotts Bluff, Nebraska

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Adopted at meeting by GHA date

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Adopted at meeting by SBHA date

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Anita L. Doggett  
Executive Director for SBHA and GHA

## **MANAGEMENT CONTRACT**

This Agreement made and signed by and between the Housing Authority of the City of Hay Springs, Nebraska (HSHA) and Housing Authority of the County of Scotts Bluff, Nebraska (SBHA) is to provide management services for the Hay Springs Housing Authority.

### **SCOTTS BLUFF COUNTY HOUSING AUTHORITY DUTIES SHALL INCLUDE:**

- **Supervision and management of staff:**
  - Does the hiring, promoting, transferring, evaluating and dismissal of HSHA employees in accordance with HSHA policies
  - Assures currency of job descriptions
  - Salary Administration
  - Employee Relations, Sets up Employee Training
  - Assures compliance with Affirmative Action, Personnel Policy, Sexual Harassment Issues, Drug-Free Workplace and the Safety Policy
  - Personnel Employment Records
- **Responsible for Assuring Program Compliance for Public Housing:**
  - This includes but is not limited to Admissions, Recertifications, Verifications, and required reporting and file maintenance.
- **Responsible for Administering and Assuring Compliance of the Following Policies approved and adopted by the HSHA Board:**
  - Procurement Policy
  - Disposition Policy
  - Admission and Occupancy Policy
  - Pet Policy
  - Administration Plan
  - Grievance Policy
  - Travel Policy
  - Personnel Policy
  - Drug-Free Workplace Policy

**HAY SPRINGS HOUSING AUTHORITY RESPONSIBILITIES  
SHALL  
INCLUDE:**

- Setting policy at regularly scheduled board meetings.
- Setting long range goals for HSHA.
- Looking at what will benefit HSHA best now and in the future.
- Supporting all activities and policies in a positive manner.
- Informing management of concerns and issues.
- Paying for services as proposed under the contract.
- To act and take action only as a board and not as individual members.

**COMPENSATION FOR MANAGEMENT SERVICES:**

The Hay Springs Housing Authority does hereby agree to reimburse the Scotts Bluff Housing Authority Twenty three thousand four hundred sixty dollars (\$23,460) per year (\$1,955 per month) and to be re-negotiated annually for management services as described herewith. The monthly payment shall be due and payable on or before the 15<sup>th</sup> of each month. This reimbursement includes the CFP administration as well as the Management services.

- **FINANCIAL**

Responsible for the following:

- Investments of funds and deposit of monies. Monitor and reconcile various bank accounts. Accounts payable, accounts receivable and payroll. Budgeting and preparation of Budget documents Filing of Federal and State Payroll Tax Reports Preparing and sending of 1099's Preparation and filing of Nebraska State Use Tax Bid Preparation and process for:
  - Audits (Fiscal and Work Compensation)
  - Insurance
  - Fee Accountant
  - Payment in lieu of Taxes (PILOT)
  - Prepares and presents Annual Report to the City if asked for.

- **Federal Requirements: (HUD)**

Responsible for:

- Assuring compliance of Annual Contribution Contract (ACC)  
Electronic transmission of HUD FORMS 50058  
Compiling, preparing and reporting of Fiscal Year Ends Reports  
Certification of Insurance coverage including:
  - Blanket Business/Property
  - Liability
  - Workman's Compensation
  - Automobile
  - Blanket Fidelity Bond
- Preparation and submission of:
  - The Agency Plan, ACOP
  - Resident Assessment-certification of address
  - Implementation and follow-up plans
  - Management of Assessment documents
  - Financial Assessment documents
  - PIC-certification
  - CFP, EIV, TASS, MASS, FASS, RASS

Hay Springs will still pay actual costs of any criminal background checks, audits, advertising, site phone costs, checks, safety deposit costs, actual postage costs, legal, site office supplies as well as utilities and insurance. All work orders and maintenance will be separate charges as will as material if performed by the Scotts Bluff Housing Authority.

- **Legal**

- Consulting with Legal Counsel
- Eviction Process

- **HSHA Board of Commissioners:**

- Sending Notice of the board Meetings as prescribed by Open Meeting Law.
- Compiling and sending agenda packets to the Board prior to the Board Meeting.
- Secretary to the HSHA Board of Commissioners
- Preparing Resolutions, taking of minutes, and responsible for maintaining the Official Minute Book.
- Informs the HSHA Board of current developments and status of programs.

- **Public Relations:**

- Represent HSHA for:
  - Presentations
  - Various Panels
  - Seminars and Meetings
  - News media

Issues statements as staff spokesperson on behalf of HSHA.



- **All HSHA employees shall be responsible to and supervised by the SBHA.**

This includes the hiring and terminating, as well as the supervision and evaluation of duties as outlined in the job description and in compliance with the personnel policy. On site staff (office/maintenance) shall remain on Hay Spring's payroll.

## **CAPITOL FUND PROGRAM**

The administration of the CFP Grant is included in the management Contract.

## **CONTRACT TERMINATION AND REVIEW:**

This contract shall remain in force until a **forty five (45)** day written notice of either party sends termination. Contract will be reviewed annually at August Meeting for SBHA and September meeting for HSHA.

This contract is executed with the consent of the following persons representing their respective agencies to be effective January 1, 2026.

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Chairperson: Jennifer Wohl  
Housing Authority of the City of Hay Springs, Nebraska

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Chairperson: Tammy Henkel  
Housing Authority of the County of Scotts Bluff, Nebraska

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Adopted at meeting by HSHA date

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Adopted at meeting by SBHA date

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Anita L. Doggett  
Executive Director for SBHA and HSHA

**The Housing Authority of the  
County of Scotts Bluff, Nebraska  
89A Woodley Park Road  
Gering, Nebraska 69341**

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**ANNUAL CHOICE OF RENT FORM**

**PROJECT NE078 – 1-2-3-5**

**You now have the choice of paying rent in the following options:**

**EFFECTIVE January 1, 2026**

Please mark an **X** on the line provided as your choice of rent payment and calculation.

\_\_\_\_\_ **Flat Rent (Based on Fair Market Rent):** Reviewed Every Year

<b>1 BDRM</b>	<b>2BDRM</b>	<b>3BDRM</b>	<b>4BDRM</b>
\$608	\$790	\$1054	\$1118

\_\_\_\_\_ **Adjusted Rent (Adjusted 30% of current income):** Estimate provide based on tenant information...may vary with verification.

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Tenant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Staff Signature**

\_\_\_\_\_  
**Date**



# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2026 Scotts Bluff County, NE FMRs for All Bedroom Sizes

### Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2026 FMR	\$685	<del>607</del> -80% \$758	<del>790</del> -80% \$987	<del>1052</del> -80% \$1,314	<del>1118</del> -80% \$1,397
<u>FY 2025 FMR</u>	\$645	\$759	\$940	\$1,317	\$1,372

Scotts Bluff County, NE is a non-metropolitan county.

608 790 1054 1118

### Fair Market Rent Calculation Methodology

#### [Show/Hide Methodology Narrative](#)

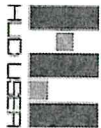
Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2026 base rent is the average of the inflated ACS estimates.

Payment Standards FY 2026

County	0 bdrm		1 bdrm		2 bdrm		3 bdrm		4 bdrm	
	FMR	PS	FMR	PS	FMR	PS	FMR	PS	FMR	PS
Box Butte – 110%	666	<b>732</b>	732	<b>805</b>	961	<b>1057</b>	1182	<b>1300</b>	1284	<b>1412</b>
Dawes – 110%	715	<b>786</b>	786	<b>864</b>	1031	<b>1134</b>	1372	<b>1509</b>	1378	<b>1515</b>
Morrill – 110%	666	<b>732</b>	789	<b>867</b>	961	<b>1057</b>	1152	<b>1267</b>	1284	<b>1412</b>
Kimball – 110%	708	<b>778</b>	732	<b>805</b>	961	<b>1057</b>	1279	<b>1406</b>	1351	<b>1486</b>
Cheyenne – 110%	822	<b>904</b>	828	<b>910</b>	1086	<b>1194</b>	1302	<b>1432</b>	1438	<b>1581</b>
Scotts Bluff – 110%	685	<b>753</b>	758	<b>833</b>	987	<b>1085</b>	1314	<b>1445</b>	1397	<b>1536</b>
Sheridan – 110%	666	<b>732</b>	732	<b>805</b>	961	<b>1057</b>	1152	<b>1267</b>	1497	<b>1646</b>



# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2026 Box Butte County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$666 <sup>PS</sup> 732	\$732 805	\$961 1051	\$1,182 1300	\$1,284 1412
FY 2025 FMR	\$625	\$695	\$912	\$1,099	\$1,209

Box Butte County, NE is a non-metropolitan county.

### Fair Market Rent Calculation Methodology

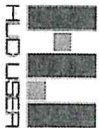
Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described





# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Dawes County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$715 <sup>1810</sup>	\$786 <sup>9011</sup>	\$1,031 <sup>1121</sup>	\$1,372 <sup>1501</sup>	\$1,378 <sup>1515</sup>
FY 2025 FMR	\$638	\$709	\$930	\$1,230	\$1,235

Dawes County, NE is a non-metropolitan county.

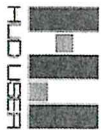
## Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described



# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Morrill County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$666 <sup>1938</sup>	\$789 <sup>861</sup>	\$961 <sup>1051</sup>	\$1,152 <sup>1261</sup>	\$1,284 <sup>1412</sup>
FY 2025 FMR	\$622	\$721	\$907	\$1,093	\$1,204

Morrill County, NE is a non-metropolitan county.

## Fair Market Rent Calculation Methodology

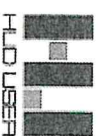
Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described





# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Kimball County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$708 <i>714</i>	\$732 <i>755</i>	\$961 <i>1051</i>	\$1,279 <i>1409</i>	\$1,351 <i>1481</i>
FY 2025 FMR	\$622	\$691	\$907	\$1,271	\$1,501

Kimball County, NE is a non-metropolitan county.

## Fair Market Rent Calculation Methodology

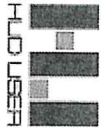
Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described





# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2026 Cheyenne County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$822 <i>964</i>	\$828 <i>910</i>	\$1,086 <i>1194</i>	\$1,302 <i>1438</i>	\$1,438 <i>1581</i>
FY 2025 FMR	\$752	\$757	\$979	\$1,218	\$1,298

Cheyenne County, NE is a non-metropolitan county.

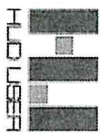
### Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described



# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Scotts Bluff County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$685 <sup>153</sup>	\$758 <sup>833</sup>	\$987 <sup>1085</sup>	\$1,314 <sup>1445</sup>	\$1,397 <sup>1530</sup>
FY 2025 FMR	\$645	\$759	\$940	\$1,317	\$1,372

Scotts Bluff County, NE is a non-metropolitan county.

## Fair Market Rent Calculation Methodology

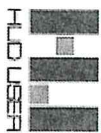
Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described





# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Sheridan County, NE FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$666 <sup>132</sup>	\$732 <sup>95</sup>	\$961 <sup>1057</sup>	\$1,152 <sup>1267</sup>	\$1,497 <sup>1418</sup>
FY 2025 FMR	\$622	\$691	\$907	\$1,093	\$1,317

Sheridan County, NE is a non-metropolitan county.

## Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

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