



AGENDA

REGULAR MEETING

DELTA HOUSING AUTHORITY BOARD OF COMMISSIONERS

August 28, 2024

3:30 P.M.

MEETING CALLED TO ORDER

Changes to the Agenda

Citizen Comments (sign in to speak – 3 minutes each)

1. Minutes July 24, 2024 Annual Meeting
2. Financial Reports July 2024
3. Reports: Voucher Program
Occupancy/Vacancy/Turnaround
Maintenance/Work Orders/CFP Projects
4. Old Business: NONE
5. New Business:
 - A) Approval to Add Full-Time Finance Assistant Position
6. Executive Director Comments
7. Correspondence
8. Commissioner Comments

Adjourn



Annual Board Meeting Minutes

July 26, 2024

The annual board meeting of the Delta Housing Authority Board of Commissioners was held on Wednesday, July 24, 2024, in the agency office of the Housing Authority. The meeting was called to order by Chair Brad Kolman at 3:32 pm. The following Commissioners and Officers of the agency were present at the meeting: Chair Brad Kolman; Vice Chair Kim Guthrie Burch; Commissioner Terri Hocking; Commissioner Cathy Boyd; and Secretary Ute Jantz (Executive Director). Commissioner Robert Turner previously excused his absence. Notice of the annual board meeting was properly posted at least twenty-four hours prior to the meeting. Notice was also sent, upon standing request, to the City of Delta.

Quorum present (minimum of three Commissioners): Yes No

Changes or Additions to the Agenda

Chair Kolman stated that he would like to add 'Going into Executive Session' to the agenda, after Agenda Item No. 6 - Executive Director Comments.

Citizen Comments

There were no citizen comments.

Election of Officers

Chair: Vice Chair Kim Guthrie Burch nominated Brad Kolman to serve as the Board Chair. Commissioner Hocking seconded the nomination. All in favor, motion carried (4:0). Brad Kolman agreed to serve as the chair of the board.

Vice Chair: Chair Kolman nominated Kim Guthrie Burch to serve as the Vice Chair. Commissioner Boyd seconded the nomination. All in favor, motion carried (4:0). Kim Guthrie Burch agreed to serve as the vice chair of the board.

1. Approval of Minutes

Minutes of the regular meeting held on June 26, 2024, were approved as presented; motion to approve by Commissioner Boyd and seconded by Commissioner Guthrie Burch. All in favor, motion carried (4:0).

2. Financial Reports for June 2024

Ms. Thompson (Finance Officer) presented the financial reports for the month of June. We should be at 50% of budget. All programs look good except the Voucher program which shows a deficit.

10 - General

Only interest income is reported in this program. This program is doing well.

20 - Voucher

We are in the negative because the Housing Assistance Subsidy we received is less than the HAP expenses we paid. However, HUD maintains cash reserves of over \$170,000 for Delta Housing Authority which also need to be considered. Overall, the program is doing well.

30 - PHA (Including Capital Funds)

Capital Funds received during the month of June are \$26,955, which is larger than the normal amount. Most of these funds were spent on landscaping at various Public Housing properties.

40 - Rural Development

Total operating expenses are 48% of the budget, which is on target.

60 - Affordable Housing

Legal expenses of \$2,023 were paid related to Year 15 for Villas at the Bluff.

70 – Residences at Delta

This program continues to reflect a healthy net income of \$122,634, however, soon the permanent loan will be locked in, and monthly mortgage payments will kick in. Also, monthly payments for elevator service will commence in July.

80 - Villas at the Bluff

Total operating revenues are 54% of the budget, which is on target.

82 - Villas at the Bluff II

Total operating revenues are 53% of the budget, which is on target. The carpet was replaced in one unit for \$1,143 which is recorded under property betterments and additions.

The Board reviewed the balance sheets and the financial statements for the month of June with a few questions for discussion and clarification. It was moved by Commissioner Guthrie Burch and seconded by Commissioner Hocking to accept the financial reports for the month of June as presented and discussed. All in favor, motion carried (4:0).

3. Reports for June 2024

Ute Jantz, Executive Director, presented the occupancy, maintenance, and capital improvements reports for the month of June.

Program Reports

- Voucher Program: 238 vouchers are leased up; 255 applicants (combined) are on the waiting lists. 11 new vouchers were leased up, seven voucher holders ended participation, 25 vouchers were issued but are not under a Housing Assistance Payment (HAP) contract yet, and 20 unit inspections were completed. Attrition continues to be consistent. 51 eligibility letters were mailed out and orientation took place on 6/21/2024. One VASH (Veterans Affairs Supportive Housing) Voucher was leased up.
- Public Housing: Fully leased up, 203 applicants are on the waiting list, and no unit turnovers were reported. Work orders included lock changes, plumbing and electrical issues, window screen repair/replacement, A/C replacement, routine & ground maintenance. Capital Improvements: waiting on quotes for exterior door and shed siding replacement for 14 units. The tree at Howard Street has been removed.
- Villas at the Bluff (VAB and VABII): 82 applicants are on the waiting list; zero vacancies for VAB; one vacancy for VABII; and one unit turnover was reported. Work orders: plumbing issues, unit turn repairs, routine & ground maintenance.
- Grand Manor Apartments: 36 applicants are on the waiting list; the property is fully leased up and no unit turnovers were reported. Work orders: plumbing issues, tenant lock-out, routine and ground maintenance.
- DHA-Owned Houses: Both units are occupied. Two work orders were reported – A/C repairs.
- Residences at Delta: 21 applicants are on the waiting list; 47 units are occupied; three units are vacant. One unit turnover was reported. Four tenants passed away in the past four weeks and we will have more vacant units. Work orders: Appliance issues, routine & ground maintenance.

The board reviewed and discussed the Program Reports, and it was moved by Commissioner Hocking and seconded by Commissioner Boyd to approve the reports for the month of June as presented and discussed. All in favor, motion carried (4:0).

4. Old Business None

5. New Business

(A) Review of DHA Bylaws

No action was taken by the board.

(B) Resolution #683-24 Approving and Adopting the Revised Mission and Vision Statements for Delta Housing Authority

The Executive Director stated that one of the goals in the authority's strategic plan is to update the Mission and Vision statements and presented the current and proposed Mission and Vision statements. After discussion, Vice Chair Guthrie Burch moved to adopt Resolution #683-24 Approving and Adopting the Revised Mission and Vision Statements for Delta Housing Authority as presented and discussed, and Commissioner Hocking seconded the motion. **Roll call vote:** Commissioner Hocking, aye; Commissioner Boyd, aye; Vice Chair Guthrie Burch, aye; and Chair Kolman, aye. Motion carried (4:0).

(C) Resolution #684-24 Approving and Adopting the Revised Violence Against Women Act (VAWA) Policy

The Executive Director explained that the purpose of the revised policy is to implement the Violence Against Women Act (VAWA) with respect to the responsibilities of the authority regarding domestic violence, dating violence, sexual assault, stalking, and human trafficking. This policy will be applicable to all federally subsidized housing programs administered by the Delta Housing Authority and will be part of the Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy by reference. Protections under this policy are available to all victims regardless of sex, gender identity, or sexual orientation and will be applied consistent with all nondiscrimination and fair housing requirements.

Although the VAWA 2022 statute does not specifically include *human trafficking* in the list of victims protected under VAWA, in 2022 HUD began including human trafficking as part of the list of victims protected under VAWA (as seen in Notices PIH 2022-06, PIH 2022-22, and PIH 2022-24). In the absence of a final rule implementing VAWA 2022 and to mirror HUD's recent usage, this policy includes human trafficking in addition to domestic violence, dating violence, sexual assault, and stalking anywhere such a list appears. After discussion Commissioner Hocking moved to adopt Resolution #684-24 Approving and Adopting the Revised Violence Against Women Act (VAWA) Policy as presented and discussed and Vice Chair Guthrie Burch seconded the motion. **Roll call vote:** Commissioner Hocking, aye; Commissioner Boyd, aye; Vice Chair Guthrie Burch, aye; and Chair Kolman, aye. Motion carried (4:0).

6. Executive Director Comments

The Executive Director (ED) provided the following report:

General:

- Reminder - Board pictures are scheduled for Tuesday, July 30th, at 9:00 am, Confluence Park.
- The succession planning sessions with 'SmithMarion' have started and the Housing Operations Manager position was tackled first. The next step is to evaluate the Executive Director position.
- On July 9th, the proposed Mission and Vision statements were emailed for the board's review. This is a separate agenda item.
- Revised Violence Against Women Act (VAWA) policy to add victims of human trafficking as a protected class. This is a separate agenda item.

Public Housing Program (PHA) and Housing Choice Voucher (HCV) Program:

- The Draft 5-Year Agency Plan (2025-2029), 2025 Annual Plan, 2025 Capital Fund Action Plan, 2025-2028 Strategic Plan, have been completed and are available for public review. The public hearing is scheduled for

September 11th and the public notice has been posted in the Delta County Independent on two separate occasions. We are reviewing policies to determine what needs to be revised which will be determined later in the year after the 2025 Fair Market Rents have been posted and the 2025 Utility Allowances have been established. The 2024-2025 Resident Advisory Board (RAD) has been appointed and meetings are scheduled for July 30th and September 10th.

Public Housing Program (PHA):

- Environmental Review (ER) has been completed and submitted to the City of Delta who executed the document. An ER must be completed and submitted to HUD every five years.
- In the process of revising the Public Housing Lease to ensure compliance with the latest Colorado legislation.

Grand Manor Apartments (USDA):

- On July 17th, I met with Shaun Barnard, City of Delta Parks Manager, and Chief Luke Feddler at Grand Manor to discuss alternatives to removing the trees along the south side of the property. Both agreed to attend the board meeting.

At 4:07 pm Chief Luke Feddler and Shaun Barnard joined the board meeting and explained why all trees need to be removed. The City will carry the cost of the tree removal (including stump removal), replant six trees and add gravel. DHA is responsible for watering the trees. Shaun stated that the trees will not be planted until after the fence is done, which will most likely be the first or second week of September. The Chief encouraged everyone to reach out to him regarding questions and concerns. He also agreed to manage complaints from the public and Grand Manor tenants. The board thanked the Chief and Shaun Barnard for attending the meeting.

Housing Choice Voucher (HCV) Program:

- Project Based Vouchers for Residences at Delta Phase II: HUD approved the eight (8) PBVs and the preliminary award letter was issued to TWG. HUD further approved the Grand Junction Housing Authority as the “independent entity” who reviews and verifies that the rent and utility allowances are set at the correct amount. An Environmental Review (ER) is required for new construction before HUD releases the PBV funds, and TWG retained Miniello, LLC to conduct the review for a cost of \$8,707. TWG will pay for this service.
- HUD is changing the unit inspection standard from Housing Quality Standards (HQS) to National Standards for the Physical Inspection of Real Estate (NSPIRE) effective October 1, 2024. We mailed letters to all our HCV landlords to inform them about the change, highlighted some of the new inspection standards, and provided information on how to access the HUD NSPIRE website.

DHA-Owned Houses:

- We are still waiting to hear from the Colorado Division of Housing (DOH) about the revised CDBG grant close-out letter. The HUD affordability period of 10 years and the additional DOH affordability period of 20 years is incorrect and needs to be corrected.

Villas at the Bluff (VAB and VABII):

- VABII – Wells Fargo informed us that there will be no physical property inspection this year.

Residences at Delta (RAD):

- RAD – Sad news, four tenants passed away in the last four weeks.
- RAD – We are in the process of setting up a vaccine clinic for fall (Covid, Flu, & Get Back to School vaccines). The clinic will be open to all our tenants.
- RADII – Re-Zoning:
City staff discussed with TWG what they believe would be the most effective path forward to achieve the requested density for Phase 2 (50 units), which would result in a total build out of 100 units for both Phase 1 and Phase 2. The property is currently zoned R-3, with a minimum lot area of 3,000 SF per unit. The City discussed with TWG the possibility of rezoning the property to R-4, which would allow a minimum lot area of 1,500 SF per unit. In summary, the rezone request notification needs to be noticed in a local newspaper,

notices sent to property owners within 100 FT of the property, a sign posted on the property, and a public hearing needs to be held before the Planning Commission who will make a recommendation to City Council. The City Council will make the final decision.

Monday, August 5th at 6:30 pm - Planning Commission Public Hearing

Tuesday, August 20th at 7:00 pm - City Council Meeting (tentative)

7. Executive Session Regarding Personnel Matters Pursuant to C.R.S. §24-6-402(4)(f)

Chair Kolman explained that the Executive Director shared with him a few things which are going on at the Housing Authority this morning and that he felt the board members needed to know about some of the issues before they hear them someplace else. One of the complaints the authority received is about a member of our staff and that is why we are going into Executive Session for personnel matters, there also could be some discussion about investigations and security arrangements, and potentially about negotiations. Chair Kolman entertained a motion.

Move into Executive Session

Vice Chair Guthrie Burch made a motion to move into Executive Session for the purpose of discussing a personnel matter under C.R.S. Section 24-6-402(4)(f). Commissioner Boyd seconded the motion. **Roll call vote:** Commissioner Hocking, aye; Commissioner Boyd, aye; Vice Chair Guthrie Burch, aye; and Chair Kolman, aye. Motion carried (4:0). The chair recessed the regular meeting and moved into Executive Session at 4:57 pm.

Move out of Executive Session

Commissioner Boyd moved to go back into the regular session, and the motion was seconded by Commissioner Hocking. All in favor, motion carried (4:0). The Board went back into regular session at 5:14 p.m. Chair Kolman stated that the board did not stray from, or discuss items, that were not part of the subject of the Executive Session and that the board did not make any decisions during the Executive Session.

8. Correspondence

No comments were made.

9. Commissioner Comments

Chair Kolemman stated that there is a possibility that he will not be able to attend the August board meeting.

Chair Kolman adjourned the meeting at 5:14 p.m.

Respectfully submitted

Ute Jantz, Secretary of the Board

Chair/Vice Chair DHA Board of Commissioners

Upcoming Board Meetings:

Regular Board Meeting	August 28, 2024, at 3:30 pm
Regular Board Meeting	September 25, 2024, at 3:30 pm
Regular Board Meeting	October 23, 2024, at 3:30 pm

**Delta Housing Authority
Board Financial Summary
July 2024**

Program	20 Voucher	30 PHA	40 Rural Development	60 Affordable Housing	70 Residences at Delta	80 Villas at the Bluff	82 Villas at the Bluff II
Net Profit (Loss)	(\$77,898)	\$86,290	\$4,486	\$26,481	\$129,537	\$34,903	\$29,318

The percentage of the budget amount at the end of July should be 59%.

10 - General

Only interest income is reported in this program.

20 – Voucher

The negative amount above is due to the HAP Subsidy being received that is less than the HAP expenses paid. HUD maintains cash reserves for Delta Housing Authority. We will process a request for a withdrawal from our cash reserves (HUD Held Reserves) to improve the above amount.

30 – PHA (Including Capital Funds)

Capital fund expenses were used to replace two entry doors on nine different PHA properties. Workman’s compensation insurance is at 94% of budget because the full annual premium has been paid.

40 - Rural Development

Property insurance is 122% of budget. We have seen insurance premiums increase across the board due to the economy.

60 - Affordable Housing

Interest income for the year is \$18,528 due mainly from the C.D.’s.

70 – Residences at Delta

This program continues to reflect a healthy net income of \$129,537 but soon the mortgage will start and payments for the elevator contract will commence. Year-to-date advertising is well over budget. The large advertising costs generated by TWG have been cancelled and were unknown to DHA at the time of budget preparation.

80 - Villas at the Bluff

Total operating revenues are higher than budgeted at 63% of the budget.

82 - Villas at the Bluff II

Total operating revenues are higher than budgeted at 61% of the budget. Maintenance supplies are over budget at 107%. This expense is difficult to project since it largely depends on unit turns.

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 10

ASSETS

Current Assets

Cash

10.1111.100	Cash In Checking	54,561.52
-------------	------------------	-----------

Total Cash

54,561.52

Accounts Receivable

Total Accounts Receivable

Due To / From Other Funds

10.1295.200	Due From Voucher	19,026.20
10.1295.300	Due From PHA	29,822.77
10.1295.400	Due From Rural Development	1,371.21
10.1295.600	Due From Affordable Housing	-6,051.07
10.1295.700	Due From Residences at Delta	9,279.78
10.1295.800	Due From Villas At The Bluff	12,518.25
10.1295.820	Due From Villas At The Bluff II	7,739.15
10.2145.650	Loan From Affordable Housing	-75,000.00

Net Due To / From Other Funds

-1,293.71

Inventories

10.1260.000	Inventory - Supplies	3,507.04
-------------	----------------------	----------

Total Inventory

3,507.04

Other Current Assets

Total Other Current Assets

0.00

Total Current Assets

56,774.85

Long Term Assets

Investments

Total Investments

Pre-Paid Expenses

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 10

Total Pre-Paid Expenses

Long Term Investments

Total Long Term Assets

Property, Plant & Equipment

Net Property, Plant & Equipment

Total Long Term Assets

Total Assets

56,774.85

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

10.2110.100	Credit Card Payable	1,261.31
10.2117.100	Dental Insurance Payable	140.37
10.2117.300	IRA Payable	3,816.65
10.2117.500	Garnishment Payable	444.02

Total Accounts Payable

5,662.35

Deferred Revenue

Total Deferred Revenue

Total Short Term Liabilities

5,662.35

Long Term Liabilities

Total Long Term Liabilities

Total Liabilities

5,662.35

Equity

10.2700.000	Closing Account	56.57
-------------	-----------------	-------

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 10

10.2810.000	Unreserved Surplus	51,030.97
Net Profit (Loss)		<u>24.96</u>
Total Equity		<u>51,112.50</u>
Total Liability and Equity		56,774.85

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 20

ASSETS

Current Assets

Cash

20.1111.100	Cash In Checking - Operating	182,407.60
20.1111.300	Cash In Savings - Voucher	207,043.98
20.1111.400	Savings - C.D. - Bank of Colorado	426,239.63
20.1111.410	Savings - C.D. - Alpine	100,531.90

Total Cash

916,223.11

Accounts Receivable

20.1121.100	Accounts Receivable - Fraud Recovery	-1,935.00
-------------	--------------------------------------	-----------

Total Accounts Receivable

-1,935.00

Due To / From Other Funds

20.2145.100	Due To General	-19,026.20
-------------	----------------	------------

Net Due To / From Other Funds

-19,026.20

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

Total Current Assets

895,261.91

Long Term Assets

Investments

Total Investments

Pre-Paid Expenses

20.1211.000	Prepaid Insurance	1,892.56
-------------	-------------------	----------

Total Pre-Paid Expenses

1,892.56

Long Term Investments

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 20

Total Long Term Assets

Property, Plant & Equipment

20.1400.000	Fixed Assets	171,481.24
20.1400.500	Accumulated Depreciation	-85,956.53

Net Property, Plant & Equipment

85,524.71

Total Long Term Assets

87,417.27

Total Assets

982,679.18

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

20.2110.200	Accounts Payable - HAP	953.06
-------------	------------------------	--------

Total Accounts Payable

953.06

20.2120.000	Accrued Payroll	-3,347.91
-------------	-----------------	-----------

Deferred Revenue

Total Deferred Revenue

4,300.97

Total Short Term Liabilities

Long Term Liabilities

20.2135.000	Compensated Absences	-12,270.50
-------------	----------------------	------------

Total Long Term Liabilities

12,270.50

Total Liabilities

16,571.47

Equity

20.2700.000	Closing Account	162,201.03
-------------	-----------------	------------

20.2810.000	Unreserved Surplus	879,441.03
-------------	--------------------	------------

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 20

Net Profit (Loss)	<u>-77,897.59</u>
Total Equity	<u>963,744.47</u>
Total Liability and Equity	980,315.94

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 30

ASSETS

Current Assets

Cash

30.1111.100	Cash In Checking - Operating	662,626.26
30.1111.300	Cash In Savings - Alpine	207,043.98
30.1111.400	Savings - C.D. - Bank of Colorado	532,799.53
30.1111.410	Savings - C.D. - Alpine	105,558.50
30.1117.000	Petty Cash	150.00
30.1114.000	Cash In Checking - Security Deposits	33,791.45

Total Cash

1,541,969.72

Accounts Receivable

30.1122.000	Accounts Receivable - Tenants	4,611.18
-------------	-------------------------------	----------

Total Accounts Receivable

4,611.18

Due To / From Other Funds

30.1295.700	Due From Residences at Delta	-368.77
30.2145.100	Due To General	-29,822.77
30.2145.600	Due To Affordable Housing	62.00
30.2145.800	Due To Villas At The Bluff	521.00

Net Due To / From Other Funds

-29,608.54

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

0.00

Total Current Assets

1,516,972.36

Long Term Assets

Investments

Total Investments

Pre-Paid Expenses

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 30

30.1211.000	Prepaid Insurance	7,947.44
Total Pre-Paid Expenses		7,947.44
Long Term Investments		
Total Long Term Assets		
Property, Plant & Equipment		
30.1400.000	Fixed Assets	4,783,935.84
30.1400.500	Accumulated Depreciation	-3,270,114.71
Net Property, Plant & Equipment		1,513,821.13
Total Long Term Assets		1,521,768.57
Total Assets		3,038,740.93

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

30.2111.000	Accounts Payable - Vendors	216.66
-------------	----------------------------	--------

Total Accounts Payable

30.2114.000	Tenant Security Deposits	-32,986.00
-------------	--------------------------	------------

30.2114.100	Non-Tenant Security Deposits	-450.00
-------------	------------------------------	---------

30.2120.000	Accrued Payroll	-5,041.12
-------------	-----------------	-----------

Deferred Revenue

Total Deferred Revenue

Total Short Term Liabilities

38,693.78

Long Term Liabilities

30.2135.000	Compensated Absences	-3,707.68
-------------	----------------------	-----------

Total Long Term Liabilities

3,707.68

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 30

Total Liabilities		<u>42,401.46</u>
Equity		
30.2700.000	Closing Account	298,484.08
30.2810.000	Unreserved Surplus	2,639,029.22
Net Profit (Loss)		<u>58,826.17</u>
Total Equity		<u>2,996,339.47</u>
Total Liability and Equity		3,038,740.93

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 40

ASSETS

Current Assets

Cash

40.1111.100	Cash In Checking - Operating	28,909.76
40.1114.000	Cash In Checking - Security Deposits	4,309.15
40.1111.500	Cash In Checking - RD Reserve	28,574.26

Total Cash 61,793.17

Accounts Receivable

40.1122.000	Accounts Receivable - Tenants	-1,300.74
-------------	-------------------------------	-----------

Total Accounts Receivable -1,300.74

Due To / From Other Funds

40.2145.100	Due To General	-1,371.21
-------------	----------------	-----------

Net Due To / From Other Funds -1,371.21

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

Total Current Assets 59,121.22

Long Term Assets

Investments

Total Investments

Pre-Paid Expenses

40.1211.000	Prepaid Insurance	1,220.19
-------------	-------------------	----------

Total Pre-Paid Expenses 1,220.19

Long Term Investments

Total Long Term Assets

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 40

Property, Plant & Equipment

40.1400.000	Fixed Assets	368,290.81
40.1400.500	Accumulated Depreciation	-222,852.04

Net Property, Plant & Equipment 145,438.77

Total Long Term Assets 146,658.96

Total Assets 205,780.18

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

40.2111.000	Accounts Payable - Vendors	13.05
40.2111.100	Property Management Fees Payable	2,580.00

Total Accounts Payable 2,593.05

40.2114.000	Tenant Security Deposits	-4,177.00
40.2120.000	Accrued Payroll	-258.65

Deferred Revenue

Total Deferred Revenue

Total Short Term Liabilities 7,028.70

Long Term Liabilities

40.2135.000	Compensated Absences	-5.86
40.2130.000	Note Payable - USDA	61,168.79

Total Long Term Liabilities 61,174.65

Total Liabilities 68,203.35

Equity

40.2700.000	Closing Account	15,068.31
-------------	-----------------	-----------

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 40

40.2810.000	Unreserved Surplus	118,022.84
Net Profit (Loss)		<u>4,485.68</u>
Total Equity		<u>137,576.83</u>
Total Liability and Equity		205,780.18

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 60

ASSETS

Current Assets

Cash

60.1111.100	Cash In Checking - Operating	579,764.60
60.1111.200	Cash In Checking - Settlement Funds	133,582.00
60.1111.210	Cash In Checking - Housing Delta County LLC	11,339.54
60.1111.300	Cash In Savings - Alpine	207,043.98
60.1111.400	Savings - C.D. - Bank of Colorado	532,372.93
60.1114.000	Cash In Checking - Security Deposits	1,050.30

Total Cash

1,465,153.35

Accounts Receivable

60.1122.000	Accounts Receivable - Tenants	-52.00
-------------	-------------------------------	--------

Total Accounts Receivable

-52.00

Due To / From Other Funds

60.1295.150	Loan To General	75,000.00
60.1295.300	Due From PHA	-62.00
60.2145.100	Due To General	6,051.07

Net Due To / From Other Funds

80,989.07

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

Total Current Assets

1,546,090.42

Long Term Assets

Investments

60.1499.800	Investment - Villas At The Bluff	292,695.00
60.1499.820	Investment - Villas At The Bluff II	49,763.00

Total Investments

342,458.00

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 60

Pre-Paid Expenses

60.1211.000	Prepaid Insurance	932.30
-------------	-------------------	--------

Total Pre-Paid Expenses

932.30

Long Term Investments

60.1130.821	Developer Fee Receivable - VABII	141,924.00
-------------	----------------------------------	------------

60.1130.823	Note Receivable - CDBG - VAB II	425,000.00
-------------	---------------------------------	------------

60.1145.821	Accrued Interest Receivable - CDBG - VABII	161,628.00
-------------	--	------------

60.1145.823	Accrued Interest Receivable - Development Fee - VABII	49,098.00
-------------	---	-----------

Total Long Term Assets

777,650.00

Property, Plant & Equipment

60.1400.000	Fixed Assets	372,034.71
-------------	--------------	------------

60.1400.500	Accumulated Depreciation	-128,696.65
-------------	--------------------------	-------------

Net Property, Plant & Equipment

243,338.06

Total Long Term Assets

1,364,378.36

Total Assets

2,910,468.78

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

60.2111.000	Accounts Payable - Vendors	117.91
-------------	----------------------------	--------

Total Accounts Payable

117.91

60.2114.000	Tenant Security Deposits	-1,050.00
-------------	--------------------------	-----------

60.2119.100	Due To CHFA - Stovall Loan	-172.65
-------------	----------------------------	---------

60.2120.000	Accrued Payroll	-1,440.23
-------------	-----------------	-----------

Deferred Revenue

Total Deferred Revenue

2,780.79

Total Short Term Liabilities

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 60

Long Term Liabilities

60.2135.000	Compensated Absences	-10,879.17
Total Long Term Liabilities		<u>10,879.17</u>

Total Liabilities	<u>13,659.96</u>
--------------------------	------------------

Equity

60.2700.000	Closing Account	62,315.99
60.2700.100	Closing Account - Year 15 Exit	-2,552,850.79
60.2810.000	Unreserved Surplus	5,470,610.27

Net Profit (Loss)	<u>26,480.98</u>
--------------------------	------------------

Total Equity	<u>3,006,556.45</u>
---------------------	---------------------

Total Liability and Equity	3,020,216.41
-----------------------------------	--------------

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 70

ASSETS

Current Assets

Cash

70.1111.100	Cash In Checking - Operating	180,779.08
70.1111.200	Horizon Bank - Construction Checking	5,750.00
70.1114.000	Cash In Checking - Security Deposits	18,833.71

Total Cash 205,362.79

Accounts Receivable

70.1122.000	Accounts Receivable - Tenants	-5,800.77
-------------	-------------------------------	-----------

Total Accounts Receivable -5,800.77

Due To / From Other Funds

70.1295.800	Due From Villas At The Bluff	-867.00
70.2145.100	Due to General	-9,279.78
70.2145.300	Due To PHA	368.77

Net Due To / From Other Funds -9,778.01

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

Total Current Assets 189,784.01

Long Term Assets

Investments

Total Investments

Pre-Paid Expenses

Total Pre-Paid Expenses 0.00

Long Term Investments

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 70

Total Long Term Assets

Property, Plant & Equipment

70.1400.401	Land	500,000.00
70.1400.403	Land Improvements	1,381,957.46
70.1400.405	Buildings	10,232,179.44
70.1400.411	Furniture & Equipment	2,589,450.65
70.1400.700	Permanent Financing and Loan Fees	75,000.00
70.1400.800	Tax Credit Fees	94,742.00

Net Property, Plant & Equipment

14,873,329.55

Total Long Term Assets

14,873,329.55

Total Assets

15,063,113.56

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

70.2111.100	Property Management Fees Payable	8,175.00
70.2111.700	Accounts Payable - Draw Clearing	5,750.00

Total Accounts Payable

13,925.00

70.2114.000	Tenant Security Deposits	-29,899.00
70.2120.000	Accrued Payroll	-1,428.23

Deferred Revenue

Total Deferred Revenue

45,252.23

Long Term Liabilities

70.2135.000	Compensated Absences	-649.42
70.2130.130	Loan Payable - TWG Construction	55,000.00
70.2130.140	Construction Loan - Horizon	9,018,435.68
70.2130.300	Deferred Developer Fee	1,435,639.00
70.2130.400	DOH HOME Funds	1,045,000.00

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 70

70.2132.700	Accrued Interest - Construction Loan	355,338.87
Total Long Term Liabilities		<u>11,910,062.97</u>
Total Liabilities		<u>11,955,315.20</u>
Equity		
70.2700.000	Closing Account	14,344.87
70.2805.100	Equity - GP 1	100.00
70.2805.200	Equity - LP 1	3,018,806.00
70.2805.210	Equity - LP 2	10.00
70.2810.100	Syndication Costs - Equity	-55,000.00
Net Profit (Loss)		<u>129,537.49</u>
Total Equity		<u>3,107,798.36</u>
Total Liability and Equity		15,063,113.56

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 80

ASSETS

Current Assets

Cash

80.1111.100	Cash In Checking - Operating	133,131.05
80.1111.300	Cash In Savings - Lot Sale Reserve	100,642.17
80.1114.000	Cash In Checking - Security Deposits	26,120.00
80.1111.500	Cash In Checking - Replacement Reserve	208,419.52
80.1111.501	Less: Replacement Reserve Deposits - Current Year	-12,335.40
80.1111.600	Cash In Checking - Operating Reserve	140,234.41

Total Cash

596,211.75

Accounts Receivable

80.1122.000	Accounts Receivable - Tenants	9,905.50
-------------	-------------------------------	----------

Total Accounts Receivable

9,905.50

Due To / From Other Funds

80.1295.300	Due From PHA	-521.00
80.1295.820	Due From Villas At The Bluff II	-582.00
80.2145.100	Due To General	-12,518.25
80.2145.700	Due To Residences at Delta	867.00
80.2145.820	Due To Villas At The Bluff II	1,430.00

Net Due To / From Other Funds

-11,324.25

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

Total Current Assets

594,793.00

Long Term Assets

Investments

Total Investments

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 80

Pre-Paid Expenses

80.1211.000	Prepaid Insurance	1,209.22
80.1212.000	Property Insurance Escrow	11,210.62

Total Pre-Paid Expenses

12,419.84

Long Term Investments

Total Long Term Assets

Property, Plant & Equipment

80.1400.401	Land	277,105.22
80.1400.403	Land Improvements	777,248.00
80.1400.405	Buildings	7,107,276.97
80.1400.407	Building Improvements - Fixed	51,193.41
80.1400.409	Building Equipment - Portable	369,717.00
80.1400.411	Furnishings	1,773.91
80.1400.413	Vehicles	8,217.00
80.1400.700	Loan Fees	47,330.00
80.1400.750	Accumulated Amortization - Loan Orig Fee	-32,543.00
80.1400.800	Tax Credit Fees	43,646.00
80.1400.850	Accumulated Amortization - Tax Credit Compliance	-43,164.38
80.1400.500	Accumulated Depreciation	-3,729,568.49

Net Property, Plant & Equipment

4,878,231.64

Total Long Term Assets

4,890,651.48

Total Assets

5,485,444.48

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

80.2111.100	Property Management Fees Payable	8,772.00
-------------	----------------------------------	----------

Total Accounts Payable

8,772.00

80.2114.000	Tenant Security Deposits	-26,849.02
-------------	--------------------------	------------

80.2120.000	Accrued Payroll	-1,067.15
-------------	-----------------	-----------

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 80

Deferred Revenue		<hr/>
Total Deferred Revenue		<hr/>
Total Short Term Liabilities		36,688.17
Long Term Liabilities		
80.2135.000	Compensated Absences	-753.47
80.2130.110	Mortgage Payable - CHFA	1,129,587.11
80.2130.111	Less: Mortgage Payments CHFA - Current Year	23,073.43
Total Long Term Liabilities		<hr/> 1,153,414.01
Total Liabilities		<hr/> 1,190,102.18
Equity		
80.2700.000	Closing Account	-206,904.40
80.2700.100	Closing Account - Year 15 Exit	2,552,851.18
80.2805.100	Capital - Housing Delta County LLC (GP)	293,173.00
80.2805.300	Capital - DHA Villas LLC (LP)	5,672,307.00
80.2810.000	Retained Earnings	-4,040,987.18
80.2810.100	Syndication Fees	-10,000.00
Net Profit (Loss)		<hr/> 34,902.70
Total Equity		<hr/> 4,295,342.30
Total Liability and Equity		5,485,444.48

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 82

ASSETS

Current Assets

Cash

82.1111.100	Cash In Checking - Operating	188,702.39
82.1114.000	Cash In Checking - Security Deposits	20,620.00
82.1111.500	Cash In Checking - Replacement Reserve	84,668.89
82.1111.501	Less: Replacement Reserve Deposits - Current Year	-7,005.34
82.1111.600	Cash In Checking - Operating Reserve	<u>85,069.53</u>

Total Cash

372,055.47

Accounts Receivable

82.1122.000	Accounts Receivable - Tenants	<u>3,245.43</u>
-------------	-------------------------------	-----------------

Total Accounts Receivable

3,245.43

Due To / From Other Funds

82.1295.800	Due From Villas At The Bluff	-1,430.00
82.2145.100	Due To General	-7,739.15
82.2145.800	Due To Villas At The Bluff	<u>582.00</u>

Net Due To / From Other Funds

-8,587.15

Inventories

Total Inventory

Other Current Assets

Total Other Current Assets

0.00

Total Current Assets

366,713.75

Long Term Assets

Investments

Total Investments

Pre-Paid Expenses

82.1211.000	Prepaid Insurance	950.08
82.1212.000	Property Insurance Escrow	11,540.03

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 82

Total Pre-Paid Expenses	12,490.11
Long Term Investments	

Total Long Term Assets

Property, Plant & Equipment

82.1400.401	Land	150,000.00
82.1400.403	Land Improvements	1,206,510.00
82.1400.405	Buildings	4,542,422.67
82.1400.411	Furnishings	298,734.00
82.1400.700	Financing Fees	10,829.00
82.1400.750	Accumulated Amortization - Perm Loan	-2,497.00
82.1400.800	Tax Credit Fees	44,972.00
82.1400.850	Accumulated Amortization - Tax Credit Compliance	-23,984.00
82.1400.500	Accumulated Depreciation	-1,515,940.00

Net Property, Plant & Equipment	4,711,046.67
--	--------------

Total Long Term Assets	4,723,536.78
-------------------------------	--------------

Total Assets	5,090,250.53
---------------------	--------------

Liabilities and Capital Equity

Liabilities

Short Term Liabilities

Accounts Payable

82.2111.100	Property Management Fees Payable	4,913.00
-------------	----------------------------------	----------

Total Accounts Payable	4,913.00
-------------------------------	----------

82.2114.000	Tenant Security Deposits	-21,141.00
-------------	--------------------------	------------

82.2120.000	Accrued Payroll	-733.20
-------------	-----------------	---------

82.2130.500	MM Asset Management Fee Payable	-81,272.85
-------------	---------------------------------	------------

Deferred Revenue

Total Deferred Revenue

Total Short Term Liabilities	108,060.05
-------------------------------------	------------

Balance Prior Year

Report Ending Date: 07/31/2024

Fund: 82

Long Term Liabilities

82.2135.000	Compensated Absences	-372.71
82.2130.110	Mortgage Payable - CHFA	303,261.12
82.2130.111	Less: Mortgage Payments CHFA - Current Year	4,047.66
82.2130.120	Note Payable - CDBG - DHA	425,000.00
82.2130.300	Note Payable - Developer Fee - DHA	141,924.00
82.2132.100	Accrued Interest Payable - CDBG - DHA	161,628.00
82.2132.200	Accrued Interest Payable - Developer Fee - DHA	49,098.00
Total Long Term Liabilities		1,085,331.49

Total Liabilities

1,193,391.54

Equity

82.2700.000	Closing Account	30,030.30
82.2805.100	Capital - Delta Housing Authority	49,972.61
82.2805.200	Capital - Wells Fargo	5,228,725.00
82.2810.000	Retained Earnings	-1,419,634.77
82.2810.100	Syndication Fees	-21,552.00

Net Profit (Loss)

29,317.85

Total Equity

3,896,858.99

Total Liability and Equity

5,090,250.53

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 10

	This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures				
Total Operating Revenues				
Operating Expenditures				
Total Operating Expenses				
Net Profit or Loss from Operations				
Other Revenue and Expenditures				
Other Revenue Items				
10.3610.000 Interest Income	3	25		
Total Other Revenue Items	3	25		
Other Expenditure Items				
Total Other Expenditure Items				
Net Gain or Loss from Extraordinary Items	3	25		
Net Profit or Loss	3	25		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 20

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
20.3410.100	Section 8 Income - HAP	126,833	813,480	1,426,917	57%
20.3410.200	Section 8 Income - Admin Fee	23,945	179,690	330,000	54%
20.3450.100	Fraud Recovery		115	2,600	4%
20.3690.400	Other Income		107		
Total Operating Revenues		150,778	993,392	1,759,517	56%
Operating Expenditures					
20.4110.000	Administrative Salaries	12,759	93,221	163,769	57%
20.4110.200	Administrative Salaries - Temp Staff		237	7,500	3%
20.4540.100	Employee Benefit Cont. - Health Insurance	1,366	9,305	24,635	38%
20.4540.200	Employee Benefit Cont. - IRA Contributions	325	2,391	4,913	49%
20.4540.300	Employee Benefit Cont. - Payroll Taxes	995	7,239	12,528	58%
20.4140.000	Staff Training	413	1,594	10,000	16%
20.4150.000	Travel		454	4,000	11%
20.4190.150	Background Verification		883		
20.4190.200	IT Support	209	1,462		
20.4190.250	Member Dues / Fees		1,351		
20.4190.300	Office Furniture and Equipment		254	1,000	25%
20.4190.350	Office Supplies	183	2,298	4,200	55%
20.4190.400	Sundry - Other Administrative Expenses	1,561	8,616	15,627	55%
20.4190.450	Postage		825		
20.4190.500	Printer Contract	131	1,140		
20.4190.550	Printer Copies	325	1,485		
20.4190.600	Publications		72		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 20

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
20.4190.650	Software	10	13,790	11,000	125%
20.4190.700	Telephone and Internet	123	855	1,300	66%
20.4430.100	Maintenance Contracts		314	1,500	21%
20.4430.300	Cleaning		188		
20.4590.000	Other General Expense	118	589	1,700	35%
20.4160.100	Consulting Services		1,237		
20.4510.100	Insurance - Auto	9	3,267	2,900	113%
20.4510.200	Insurance - Liability and Director's		5,850	6,000	98%
20.4510.300	Insurance - Property		284	650	44%
20.4510.400	Insurance - Workmen's Compensation		2,073	2,416	86%
20.4310.000	Water	18	91	125	73%
20.4320.000	Electricity	140	1,095	1,490	74%
20.4390.000	Sewer	21	148	170	87%
20.4431.000	Trash	23	164	205	80%
20.4420.000	Maintenance Supplies	8	344	500	69%
20.4715.000	Housing Assistance Payments	137,348	900,313	1,408,917	64%
20.4715.050	Utilities Reimbursement	1,335	8,198	18,000	46%
20.4715.100	HAP Portability - In	2,336	15,990		
Total Operating Expenses		159,758	1,087,616	1,719,710	63%
Net Profit or Loss from Operations		-8,980	-94,224	39,807	-237%
Other Revenue and Expenditures					
Other Revenue Items					
20.3300.100	Income - Portability		825	200	412%
20.3610.000	Interest Income	1,276	16,049	17	94404%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 20

	This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Total Other Revenue Items	1,276	16,874	217	7776%
Other Expenditure Items				
20.4590.100 Other General Expense - Portability	62	547	1,700	32%
Total Other Expenditure Items	62	547	1,700	32%
Net Gain or Loss from Extraordinary Items	1,214	16,327	-1,483	-1101%
Net Profit or Loss	-7,766	-77,898	38,324	-203%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 30

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
30.3110.000	Dwelling Rental	28,811	183,173	318,619	57%
30.3120.100	Excess Utilities	287	2,046	3,500	58%
30.3120.200	Excess Utilities - Gas		698		
30.3190.000	Non-dwelling Rental	575	4,791	6,900	69%
30.3690.200	Late Charges	250	500	1,300	38%
30.3690.400	Other Income		477	1,200	40%
Total Operating Revenues		29,923	191,685	331,519	58%
Operating Expenditures					
30.4110.100	Administrative Salaries	12,207	89,388	152,953	58%
30.4110.200	Administrative Salaries - Temp Staff		225	7,500	3%
30.4410.000	Maintenance Labor	6,228	49,663	73,325	68%
30.4540.100	Employee Benefit Cont. - Health Insurance	2,827	19,342	47,479	41%
30.4540.200	Employee Benefit Cont. - IRA Contributions	396	3,003	6,788	44%
30.4540.300	Employee Benefit Cont. - Payroll Taxes	1,438	10,792	17,310	62%
30.4130.000	Legal Expense		1,335	8,000	17%
30.4140.000	Staff Training	413	1,149	6,000	19%
30.4150.000	Travel		145	4,000	4%
30.4190.150	Background Verification		188		
30.4190.200	IT Support	67	466		
30.4190.250	Member Dues / Fees		431		
30.4190.300	Office Furniture and Equipment		217	1,800	12%
30.4190.350	Office Supplies	79	999	4,000	25%
30.4190.400	Sundry - Other Administrative Expenses	1,479	5,528	13,500	41%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 30

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
30.4190.450	Postage		227		
30.4190.500	Printer Contract	42	363		
30.4190.550	Printer Copies	103	473		
30.4190.600	Publications		23		
30.4190.650	Software	3	4,673	9,500	49%
30.4190.700	Telephone and Internet	119	822	2,000	41%
30.4430.100	Maintenance Contracts	-250	8,802	40,000	22%
30.4430.300	Cleaning		1,140		
30.4430.400	Landscaping	262	4,135		
30.4590.000	Other General Expense	122	792	2,000	40%
30.4160.100	Consulting Services		394		
30.4510.100	Insurance - Auto	3	1,240	2,100	59%
30.4510.200	Insurance - Liability and Director's		1,864	4,500	41%
30.4510.300	Insurance - Property		8,609	15,500	56%
30.4510.400	Insurance - Workmen's Compensation		3,341	3,550	94%
30.4310.000	Water	1,011	4,406	6,835	64%
30.4320.000	Electricity	1,596	9,209	19,145	48%
30.4330.000	Gas	544	14,088	25,325	56%
30.4390.000	Sewer	1,401	9,775	16,265	60%
30.4431.000	Trash	639	5,343	8,685	62%
30.4420.000	Maintenance Supplies	1,528	15,544	49,000	32%
30.7520.000	Replacement of Nonexpendable Equipment		100	3,000	3%
30.7520.500	Fixed Asset Purchases per Budget		30,854	31,500	98%
30.7540.100	Capital Fund Program Expenses	6,072	62,615		
Total Operating Expenses		38,329	371,699	600,610	62%
Net Profit or Loss from Operations		-8,406	-180,014	-269,091	67%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 30

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Other Revenue and Expenditures					
	Other Revenue Items				
30.3401.100	HUD PHA Grant - CFP	6,072	62,615		
30.3401.200	HUD PHA Grant - CFP Operating		70,854	90,000	79%
30.3401.300	HUD PHA Grant - Operating	20,802	112,799	238,003	47%
30.3610.000	Interest Income	1,391	18,684	432	4325%
Total Other Revenue Items		28,265	264,951	328,435	81%
	Other Expenditure Items				
30.4570.000	Collection Losses		-1,353		
Total Other Expenditure Items			-1,353	-3,500	39%
Net Gain or Loss from Extraordinary Items		28,265	266,304	331,935	80%
Net Profit or Loss		19,858	86,290	62,844	137%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 40

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
40.3110.000	Dwelling Rental	2,439	16,721	64,488	26%
40.3120.100	Excess Utilities - Electric		437		
40.3690.200	Late Charges		50		
40.3690.400	Other Income		9	100	9%
Total Operating Revenues		2,439	17,217	64,588	27%
Operating Expenditures					
40.4110.100	Administrative Salaries	541	3,817	6,440	59%
40.4410.000	Maintenance Labor	189	4,953	6,534	76%
40.4540.100	Employee Benefit Cont. - Health Insurance	54	1,770	2,966	60%
40.4540.200	Employee Benefit Cont. - IRA Contributions	19	203	389	52%
40.4540.300	Employee Benefit Cont. - Payroll Taxes	57	678	993	68%
40.4140.000	Staff Training		55	800	7%
40.4150.000	Travel		19	400	5%
40.4190.150	Background Verification		79		
40.4190.200	IT Support	9	62		
40.4190.250	Member Dues / Fees		57		
40.4190.300	Office Furniture and Equipment		29	100	29%
40.4190.400	Sundry - Other Administrative Expenses	17	391	1,000	39%
40.4190.450	Postage		80		
40.4190.600	Publications		3		
40.4430.100	Maintenance Contracts	11	932	3,500	27%
40.4430.300	Cleaning		968		
40.4430.400	Landscaping	85	323		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 40

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
40.4160.100	Consulting Services		52		
40.4195.000	Property Management Fees	860	6,020	10,320	58%
40.4510.200	Insurance - Liability and Director's		457	735	62%
40.4510.300	Insurance - Property		3,479	2,850	122%
40.4510.400	Insurance - Workmen's Compensation		207	275	75%
40.4310.000	Water	191	1,411	2,600	54%
40.4320.000	Electricity	40	777	980	79%
40.4390.000	Sewer	411	2,845	4,600	62%
40.4431.000	Trash	186	1,389	2,200	63%
40.4420.000	Maintenance Supplies	18	1,899	2,500	76%
40.7520.000	Replacement of Nonexpendable Equipment		288	1,825	16%
40.7540.000	Property Betterments and Additions		533	4,000	13%
Total Operating Expenses		2,687	33,778	58,497	58%
Net Profit or Loss from Operations		-248	-16,561	6,091	-272%
Other Revenue and Expenditures					
Other Revenue Items					
40.3404.100	Rental Subsidy - USDA		17,732		
40.3404.400	Interest Subsidy - USDA		5,225		
40.3610.000	Interest Income	149	749	175	428%
Total Other Revenue Items		149	23,706	175	13546%
Other Expenditure Items					
40.4900.500	Interest Expense - RD		2,659		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 40

	This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Total Other Expenditure Items		2,659		
Net Gain or Loss from Extraordinary Items	149	21,047	175	12027%
Net Profit or Loss	-99	4,486	6,266	72%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 60

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
60.3110.000	Dwelling Rental	1,541	10,467	19,500	54%
60.3690.340	Management Fee Income - RD	860	6,020	10,320	58%
60.3690.370	Management Fee Income - RAD	2,802	17,403	30,856	56%
60.3690.380	Management Fee Income - VAB	2,916	20,139	31,277	64%
60.3690.382	Management Fee Income - VABII	1,760	11,542	18,776	61%
60.3690.400	Other Income		6	633	1%
Total Operating Revenues		9,879	65,577	123,362	53%
Operating Expenditures					
60.4110.100	Administrative Salaries	5,205	38,488	65,266	59%
60.4110.200	Administrative Salaries - Temp Staff		130		
60.4410.000	Maintenance Labor	20	932	4,119	23%
60.4540.100	Employee Benefit Cont. - Health Insurance	430	3,273	10,461	31%
60.4540.200	Employee Benefit Cont. - IRA Contributions	121	926	2,082	44%
60.4540.300	Employee Benefit Cont. - Payroll Taxes	408	3,067	5,308	58%
60.4130.000	Legal Expense		5,025	9,000	56%
60.4140.000	Staff Training		10	800	1%
60.4150.000	Travel		3	500	1%
60.4190.100	Advertising		46	60	76%
60.4190.200	IT Support	2	11		
60.4190.250	Member Dues / Fees		10		
60.4190.300	Office Furniture and Equipment		5	500	1%
60.4190.350	Office Supplies	9	104	750	14%
60.4190.400	Sundry - Other Administrative Expenses	32	1,922	5,000	38%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 60

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
60.4190.450	Postage		1		
60.4190.500	Printer Contract	7	57		
60.4190.550	Printer Copies	16	74		
60.4190.600	Publications		1		
60.4190.650	Software	1	691	1,365	51%
60.4190.700	Telephone and Internet	6	43	178	24%
60.4430.100	Maintenance Contracts	2	681	1,500	45%
60.4430.300	Cleaning		1		
60.4590.000	Other General Expense	19	126	1,200	10%
60.4160.100	Consulting Services		10		
60.4510.100	Insurance - Auto		163	400	41%
60.4510.200	Insurance - Liability and Director's		45	335	13%
60.4510.300	Insurance - Property		473	610	78%
60.4510.400	Insurance - Workmen's Compensation		580	172	337%
60.4310.000	Water		1	153	0%
60.4320.000	Electricity	1	8	297	3%
60.4390.000	Sewer		1	204	1%
60.4431.000	Trash		10	231	4%
60.4420.000	Maintenance Supplies	3	707	2,500	28%
60.7520.000	Replacement of Nonexpendable Equipment		1	1,000	0%
Total Operating Expenses		6,284	57,624	117,307	49%
Net Profit or Loss from Operations		3,595	7,953	6,055	131%
Other Revenue and Expenditures					
	Other Revenue Items				
60.3610.000	Interest Income	1,007	18,528		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 60

	This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Total Other Revenue Items	1,007	18,528		
Other Expenditure Items				
Total Other Expenditure Items				
Net Gain or Loss from Extraordinary Items	1,007	18,528		
Net Profit or Loss	4,602	26,481	6,055	437%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 70

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
70.3110.000	Dwelling Rental	40,029	248,613	440,800	56%
70.3690.200	Late Charges		150	500	30%
70.3690.400	Other Income	4	983	350	281%
Total Operating Revenues		40,033	249,746	443,150	56%
Operating Expenditures					
70.4110.300	Manager Salaries	2,519	17,546	28,922	61%
70.4410.000	Maintenance Labor	1,525	16,395	26,213	63%
70.4540.100	Employee Benefit Cont. - Health Insurance	152	1,521	9,433	16%
70.4540.200	Employee Benefit Cont. - IRA	93	766	1,654	46%
70.4540.300	Employee Benefit Cont. - Payroll Taxes	317	2,649	4,218	63%
70.4130.000	Legal Expense	2,550	2,550	1,500	170%
70.4140.000	Staff Training		273	800	34%
70.4150.000	Travel		96	500	19%
70.4190.100	Advertising		4,250	500	850%
70.4190.150	Background Verification		46	900	5%
70.4190.200	IT Support	44	309		
70.4190.250	Member Dues / Fees		285		
70.4190.300	Office Furniture and Equipment		144	300	48%
70.4190.350	Office Supplies	39	503	2,000	25%
70.4190.400	Sundry - Other Administrative Expenses	44	1,707	2,500	68%
70.4190.450	Postage		15		
70.4190.500	Printer Contract	131	980		
70.4190.550	Printer Copies	90	479		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 70

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
70.4190.600	Publications	19	34		
70.4190.650	Software	2	3,186	4,000	80%
70.4190.700	Telephone and Internet	276	1,249	350	357%
70.4430.100	Maintenance Contracts	278	3,512	10,024	35%
70.4430.300	Cleaning		115		
70.4430.400	Landscaping	1,361	4,019	7,800	52%
70.4590.000	Other General Expense	81	526	800	66%
70.4160.100	Consulting Services		261		
70.4160.500	Compliance Fees		84	350	24%
70.4171.000	Auditing Fees		5,505	8,000	69%
70.4195.300	Property Management Fees	2,802	17,403	30,856	56%
70.4510.100	Insurance - Auto	2	690	1,400	49%
70.4510.200	Insurance - Liability and Director's		1,235	2,800	44%
70.4510.400	Insurance - Workmen's Compensation		763	500	153%
70.4310.000	Water	774	3,176	14,910	21%
70.4320.000	Electricity	337	2,622	6,250	42%
70.4390.000	Sewer	529	2,146	22,170	10%
70.4431.000	Trash	236	1,805	15,238	12%
70.4420.000	Maintenance Supplies	143	4,683	10,000	47%
70.7520.000	Replacement of Nonexpendable Equipment		17	2,000	1%
Total Operating Expenses		14,343	103,545	220,888	47%
Net Profit or Loss from Operations		25,690	146,201	222,262	66%
Other Revenue and Expenditures					
	Other Revenue Items				

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 70

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Total Other Revenue Items					
	Other Expenditure Items				
70,4610.000	Extraordinary Maintenance		16,663		
Total Other Expenditure Items			16,663		
Net Gain or Loss from Extraordinary Items			-16,663		
Net Profit or Loss		25,690	129,537	222,262	58%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 80

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
80.3110.000	Dwelling Rental	36,451	251,734	395,975	64%
80.3690.100	Damage and Cleaning Fees	180	180	2,000	9%
80.3690.200	Late Charges		150	1,000	15%
80.3690.400	Other Income	100	141	1,600	9%
Total Operating Revenues		36,731	252,205	400,575	63%
Operating Expenditures					
80.4110.300	Manager Salaries	1,118	8,381	22,133	38%
80.4410.000	Maintenance Labor	5,657	19,896	29,711	67%
80.4540.100	Employee Benefit Cont. - Health Insurance	469	2,709	11,655	23%
80.4540.200	Employee Benefit Cont. - IRA Contributions	153	716	1,555	46%
80.4540.300	Employee Benefit Cont. - Payroll Taxes	529	2,197	3,966	55%
80.4140.000	Staff Training		263	1,000	26%
80.4150.000	Travel		92	900	10%
80.4190.100	Advertising	114	677	900	75%
80.4190.150	Background Verification		221	700	32%
80.4190.200	IT Support	43	298		
80.4190.250	Member Dues / Fees		1,835		
80.4190.300	Office Furniture and Equipment	146	284	500	57%
80.4190.350	Office Supplies	58	544	2,000	27%
80.4190.400	Sundry - Other Administrative Expenses	98	1,793	5,700	31%
80.4190.450	Postage		174		
80.4190.500	Printer Contract	27	232		
80.4190.550	Printer Copies	66	302		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 80

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
80.4190.600	Publications	18	33		
80.4190.650	Software	2	2,974	4,200	71%
80.4190.700	Telephone and Internet	25	174	600	29%
80.4430.100	Maintenance Contracts	2,395	7,893	11,800	67%
80.4430.300	Cleaning		443	2,500	18%
80.4430.400	Landscaping	773	2,281	7,000	33%
80.4590.000	Other General Expense	78	506	800	63%
80.4160.100	Consulting Services		252		
80.4160.500	Compliance Fees	331	2,634	3,800	69%
80.4171.000	Auditing Fees		11,288	10,000	113%
80.4195.300	Property Management Fees	2,916	20,139	31,277	64%
80.4510.100	Insurance - Auto	2	665	1,400	47%
80.4510.200	Insurance - Liability and Director's		1,190	2,801	42%
80.4510.400	Insurance - Workmen's Compensation		746	550	136%
80.4310.000	Water	1,341	8,078	14,910	54%
80.4320.000	Electricity	464	3,185	6,250	51%
80.4390.000	Sewer	1,972	13,654	22,170	62%
80.4431.000	Trash	1,277	9,116	15,238	60%
80.4420.000	Maintenance Supplies	975	8,405	11,000	76%
80.7520.000	Replacement of Nonexpendable Equipment		3,763	6,000	63%
80.7540.000	Property Betterments and Additions		1,558	4,000	39%
Total Operating Expenses		21,047	139,587	264,340	53%
Net Profit or Loss from Operations		15,684	112,619	136,235	83%
Other Revenue and Expenditures					
Other Revenue Items					

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 80

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
80.3610.000	Interest Income	453	2,026	920	220%
Total Other Revenue Items		453	2,026	920	220%
	Other Expenditure Items				
80.4900.200	Interest Expense - CHFA	6,278	44,333	75,444	59%
80.4900.210	Principal Reduction - CHFA	3,351	23,073	40,110	58%
80.4900.220	Replacement Reserve Deposits	1,762	12,335	21,146	58%
Total Other Expenditure Items		11,392	79,742	134,600	59%
Net Gain or Loss from Extraordinary Items		-10,939	-77,716	-133,680	58%
Net Profit or Loss		4,745	34,903	2,555	1366%

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 82

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Operating Revenue and Expenditures					
82.3110.000	Dwelling Rental	21,989	144,269	234,700	61%
82.3690.100	Damage and Cleaning Fees		996	2,500	40%
82.3690.200	Late Charges		140	1,253	11%
82.3690.400	Other Income		942	1,312	72%
Total Operating Revenues		21,989	146,347	241,765	61%
Operating Expenditures					
82.4110.300	Manager Salaries	974	7,332	20,017	37%
82.4410.000	Maintenance Labor	885	17,547	23,037	76%
82.4540.100	Employee Benefit Cont. - Health Insurance	35	1,716	9,707	18%
82.4540.200	Employee Benefit Cont. - IRA Contributions	33	651	1,292	50%
82.4540.300	Employee Benefit Cont. - Payroll Taxes	146	1,936	3,294	59%
82.4140.000	Staff Training		176	900	20%
82.4150.000	Travel		62	500	12%
82.4190.100	Advertising	76	451	650	69%
82.4190.150	Background Verification		142	500	28%
82.4190.200	IT Support	28	199		
82.4190.250	Member Dues / Fees		424		
82.4190.300	Office Furniture and Equipment	97	190	800	24%
82.4190.350	Office Supplies	52	377	1,800	21%
82.4190.400	Sundry - Other Administrative Expenses	48	1,251	5,000	25%
82.4190.450	Postage		82		
82.4190.500	Printer Contract	18	155		
82.4190.550	Printer Copies	44	202		

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 82

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
82.4190.600	Publications	12	22		
82.4190.650	Software	1	1,991	4,000	50%
82.4190.700	Telephone and Internet	17	117	600	19%
82.4430.100	Maintenance Contracts	568	3,307	8,600	38%
82.4430.300	Cleaning	125	1,722	2,000	86%
82.4430.400	Landscaping	515	1,520	5,000	30%
82.4590.000	Other General Expense	52	339	800	42%
82.4160.100	Consulting Services		169		
82.4160.500	Compliance Fees	221	1,756	2,755	64%
82.4171.000	Auditing Fees		9,250	11,000	84%
82.4195.300	Property Management Fees	1,760	11,542	18,776	61%
82.4510.100	Insurance - Auto	1	445	1,300	34%
82.4510.200	Insurance - Liability and Director's		797	2,632	30%
82.4510.300	Insurance - Property		-1,361	13,741	-10%
82.4510.400	Insurance - Workmen's Compensation		580	600	97%
82.4310.000	Water	797	4,105	4,947	83%
82.4320.000	Electricity	364	3,582	5,025	71%
82.4390.000	Sewer	1,315	9,103	14,802	61%
82.4431.000	Trash	373	2,676	4,672	57%
82.4420.000	Maintenance Supplies	371	7,477	7,000	107%
82.7520.000	Replacement of Nonexpendable Equipment		2,899	7,000	41%
82.7540.000	Property Betterments and Additions		1,143	7,500	15%
Total Operating Expenses		8,931	96,075	205,270	47%
Net Profit or Loss from Operations		13,058	50,272	36,495	138%

Other Revenue and Expenditures

Income Statement - Budget Comparison

Report Ending Date: 07/31/2024

Fund: 82

		This Month Actual	Year-To-Date Actual	Year-To-Date Budget	% of Budget
Other Revenue Items					
82.3610.000	Interest Income	4	349	57	612%
Total Other Revenue Items		4	349	505	69%
Other Expenditure Items					
82.4900.200	Interest Expense - CHFA	1,456	10,250	17,487	59%
82.4900.210	Principal Reduction - CHFA	587	4,048	7,023	58%
82.4900.220	Replacement Reserve Deposits	1,013	7,005	11,807	59%
Total Other Expenditure Items		3,056	21,303	34,917	61%
Net Gain or Loss from Extraordinary Items		-3,052	-20,954	-34,412	61%
Net Profit or Loss		10,006	29,318	2,083	1407%

July 2024 Occupancy & Maintenance Report

Prepared by: Erika Nieto and Housing Technicians

Housing Choice Voucher Program		
Voucher Type	Waiting List	Increase/Decrease from Prior Month
Regular HCV Vouchers (HCV)	204	+37
PBV Residences at Delta	31	+4
PBV Creek Vista	63	+2
	Available	Leased Up
HCV	213	223
PBV - Creek Vista Senior Apts.	5	5
PBV - Residences	8	7
VASH	10	7
Total	236	242
By Location		
Austin	7	242
Cedaredge	42	
Crawford	1	
Delta	136	
Eckert	5	
Hotchkiss	20	
Paonia	29	
PORT out	2	
# Unit Inspections Completed		
HCV	17	
PBV	0	
VASH	0	
Voucher Activity		
Leased-Up	9	
Ended Participation	5	
Vouchers on the Street	37	
DHA owned/managed units leased		
Villas I	20	
Villas II	12	
DHA-owned	2	
RAD	24	
Scheduled orientation 07/26/2024 and issued 18 more HCV vouchers.		
Mailed out 5 PBV RAD eligibility letters.		

Public Housing		
	Waiting List	Increase/Decrease from Prior Month
1 Bedroom	100	0
2 Bedroom	65	+10
3 Bedroom	31	+8
4 Bedroom	2	-7
Total	198	
Occupancy	Available	Occupied
1 Bedroom (35)	0	35
2 Bedroom (13)	0	13
3 Bedroom (17)	0	17
4 Bedroom (10)	0	10
Total	0	75
0		
Maintenance	Completed	Open
Work Orders	58	17
Units turned		
1 Bedroom	1	
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	0	
Total	1	
<p>Work Orders Completed: Plumbing issues, a/c repairs, tenant lock outs, electrical, and regular ground and routine maintenance.</p> <p>Capital Fund: Bids have been collected for the door replacements and shed siding replacements. Waiting on awarded bid to do a contract. Flooring replaced in a 1 bedroom unit.</p>		

Villas at the Bluff		
	Waiting List	Increase/Decrease from Prior Month
Combined	81	-1
Total	81	-1
Occupancy	Available	Occupied
1 Bedroom (8)	0	8
2 Bedroom (24)	0	24
3 Bedroom (16)	0	16
Total	0	48
Maintenance		
	Completed	Open
Work Orders	14	12
Units turned		
1 Bedroom	0	
2 Bedroom	1	
3 Bedroom	1	
Total	2	
Work Orders Completed: Minor plumbing issues, A/C repairs, tenant lock outs, and regular ground and routine maintenance. Flooring replacement in one unit.		

Villas at the Bluff II		
Occupancy	Available	Occupied
1 Bedroom (12)	0	12
2 Bedroom (16)	0	16
3 Bedroom (4)	0	4
Total	0	32
Maintenance		
	Completed	Open
Work Orders	12	10
Units turned		
1 Bedroom	0	
2 Bedroom	0	
3 Bedroom	1	
Total	1	
Work Orders Completed: A/C repairs, appliance repairs, smoke alarm batteries replaced, and regular ground and routine maintenance.		

DHA- Owned Houses

Occupancy	Available	Occupied
2 Bedroom (2)	0	2
Total	0	2
Maintenance	Completed	Open
Work Orders	0	2
Units turned		
2 Bedroom	0	
3 Bedroom	0	
4 Bedroom	0	
Total	0	

Business as usual.

Grand Manor

	Waiting List	Increase/Decrease from Prior Month
1 Bedroom	32	+0
2 Bedroom	7	+1
Total	39	1
Occupancy	Available	Occupied
1 Bedroom (6)	0	6
2 Bedroom (4)	0	4
Total	0	10
Maintenance	Completed	Open
Work Orders	7	1

Units turned		
1 Bedroom	0	
2 Bedroom	0	
Total	0	

Business as usual.

Residences at Delta

	Waiting List	Increase/Decrease from Prior Month
Combined	23	2
Total	23	2
Occupancy	Available	Occupied
1 Bedroom (8)	6	44
Total	6	44
Maintenance	Completed	Open
Work Orders	33	2
Units turned		
1 Bedroom	2	
Total	2	

Work Orders Completed: Appliance repairs, regular ground and routine maintenance/wasp control, and smoke alarm batteries replaced. Waiting on one PBV for lease up. Working with several applicants for paperwork to submit to compliance.

General:

- Succession planning: we are in the process of finalizing the succession plan for the Housing Operations Manager position.
- The Division of Housing closed the HDG Grant Contract (31414) for the Residences at Delta project and the letter is attached under correspondence.

Public Housing Program (PHA) and Housing Choice Voucher (HCV) Program:

- The Draft 5-Year Agency Plan (2025-2029), 2025 Annual Plan, 2025 Capital Fund Action Plan, and the 2025-2028 Strategic Plan, have been completed and are available for public review. The public hearing is scheduled for September 11th and the next Resident Advisory Board (RAD) meeting is scheduled for September 10th.
- Next step on the Five Year Agency Plan: The City of Delta needs to certify that our plan is consistent with the State of Colorado Consolidated Plan.
- HUD released the 2025 Fair Market Rents (FMRs), and they went down significantly. We will have to lower our payment standards (HCV) and Flat Rents (PHA).
- We are in the process of performing the annual utility allowance studies for the PHA and HCV programs. There was a cumulative increase of more than 10% and we moved on to Phase II of the study.

Public Housing Program (PHA)

- The revised Public Housing Lease to ensure compliance with the latest Colorado legislation, will be presented to the board at the September meeting.

Housing Choice Voucher (HCV) Program:

- Project Based Vouchers for Residences at Delta Phase II: An Environmental Review (ER) is required for new construction before HUD releases the PBV funds, and TWG retained Miniello, LLC to conduct the review, which took place on August 21st. We are waiting for the report to be released and then, the next step is for the City of Delta to sign off on the ER. A public hearing must be held before the City can execute the document.
- An HCV participant whose voucher was terminated, requested a hearing to reconsider the termination. Since I had a conflict, Racquel Wertz, Voucher Supervisor for the Grand Junction Housing Authority, served as the hearing officer. The hearing officer ruled in favor of the Delta Housing Authority and upheld the termination of the voucher.

Grand Manor Apartments (USDA):

- All trees along the south property line have been removed. The City is planning on planting new trees in September.

DHA-Owned Houses:

- The Colorado Division of Housing provided us with a revised CDBG grant close-out letter which reflects the correct affordability periods. This grant has officially been closed and the revised letter is attached under correspondence.

Villas at the Bluff (VAB and VABII)

- The Colorado Housing and Finance Authority conducted a property inspection for both properties on August 22nd.

Residences at Delta (RAD)

- RAD I - The Colorado Housing and Finance Authority conducted a property inspection on August 21st.
- RAD I – we are in the finishing stretch of locking in the permanent loan for phase I. This entails a lot of documents, and since TWG decided to rezone the property, the loan documents needed to be revised.
- RADII – Rezoning R-3 Residential to R-4 Residential:
On August 5th, Brad Kolman attended the Planning Commission meeting to support TWG in their rezoning request. Based on review of the rezoning criteria and evidence presented at the August 5th Planning Commission public hearing, the Planning Commission recommended that the City Council conditionally approve the Residences at Delta rezoning request.

On August 20th, the Delta City Council approved on first reading 'Ordinance #6, 2024 rezoning the property located at 1498 Villa Street from R-3 Residential to R-4 Residential'. Commissioner Boyd and I attended the Council meeting. The City Council will consider the second reading of the ordinance on September 3rd. If approved the ordinance will officially go into effect 30 days thereafter.



COLORADO
Department of Local Affairs
Division of Housing

August 7, 2024

Delta Housing Authority
Ute Jantz
501 East 14th Street, Delta, CO 81416

RE: Project Completion for Contract 31414 - Residences at Delta

Dear Ute Jantz,

Brittany Thigpen, Asset Manager, received and reviewed the Project Completion Report for contract 31414 Residences at Delta. The report is complete and accepted. We closed this project on 8/6/2024.

Program Income was not and will not be earned on your project.

Per the Beneficiary and Rent Use Covenant recorded in Delta County on 2/22/2023 at reception number 744832, the affordability period for the 7 state-assisted units is 30 years following the date of project closeout.

We have enjoyed working with you and your staff on this project and hope that we can continue to assist you in addressing your community's affordable housing needs.

Sincerely,

Robert
Murphy

Digitally signed by
Robert Murphy
Date: 2024.08.14
06:41:34 -06'00'

Rob Murphy
State Housing Assets Team Manager

cc: Robert Murphy
DOLA Accounting
Brittany Thigpen



Governor Jared S. Polis | Maria De Cambra, Executive Director | Alison George, Director
1313 Sherman St., Room 315, Denver, CO 80203 P 303.864.7710 F 303.864.7719
www.dola.colorado.gov

Strengthening Colorado Communities





COLORADO
Department of Local Affairs
Division of Housing

August 13, 2024

Mike Lane
Chair County Commissioner
Delta County, Colorado
501 Palmer Street
Delta, CO 81416

RE: Amended Project Completion for CDBG Contract 31209 - Delta County Housing Authority Scattered Homes Remodel Project

Dear Commissioner Lane:

This letter replaces the previous letter issued May 30, 2024. Alexandria Torrez, Asset Manager, received and reviewed the Project Completion Report for contract 31209 Delta County Housing Authority Scattered Homes Remodel Project. The report is complete and accepted. We closed this project with Housing and Urban Development (HUD) on May 23, 2024.

Program Income was not and will not be earned on your project.

Per the Beneficiary and Rent Use Covenant recorded in Delta County on 8/17/2021 at reception number 731921, the HUD affordability period for the two (2) CDBG-assisted units is five (5) years following the date of project closeout with HUD. The additional DOH affordability period is zero (0) years (there is no additional DOH affordability period). During the period of affordability, CDBG funds are repayable if the housing ceases to qualify as affordable housing.

We enjoyed working with the Delta Housing Authority and Delta County, Colorado staff on this important project and hope that we can continue to assist you in addressing your community's affordable housing needs.

Sincerely,

Alison
O'Kelly

Digitally signed by Alison
O'Kelly
Date: 2024.08.13
13:03:52 -06'00'

Alison O'Kelly
CDBG Team Manager

CC:

DOLA Accounting
Alexandria Torrez Asset Manager DOLA DOH



Governor Jared S. Polis | Maria De Cambra, Executive Director | Alison George, Director
1313 Sherman St., Room 315, Denver, CO 80203 P 303.864.7710 F 303.864.7719
www.dola.colorado.gov

Strengthening Colorado Communities

