

AGENDA
REGULAR MEETING
BOARD OF COMMISSIONERS
RIVER FALLS HOUSING AUTHORITY
Wednesday, March 10, 2021 at 6:30 pm

Please note that due to the ongoing COVID-19 public health emergency, all members of the River Falls Housing Authority may attend via telephone or internet. Tenants and members of the public wishing to attend may contact River Falls Housing Authority at 715-425-7640 for the video link or phone access. Tenants and members of the public may only speak during the tenant comment period.

ROLL CALL

MINUTES OF REGULAR MEETING – February 10, 2021

MINUTES OF SPECIAL MEETING – February 17, 2021

TENANT COMMENTS

MISSION STATEMENT

River Falls Housing Authority manages, maintains, and facilitates affordable housing in accordance with Federal and State statute. Our mission is to partner with the community to assess housing needs and opportunities and to be proactive, creative, and collaborative in the development and delivery of fair, safe, sustainable, and inclusive programs.

STUDY OF RIVER FALLS HOUSING AUTHORITY

1. Discussion of the study and any progress report

CONSENT ITEMS

1. Review and Approve Disaster Response Plan
2. Review and approve Windmill Place Audit
3. Review and approve FY 2020 RFHA Audit

ACTION ITEMS

1. Review and Approve Payment of Bills and Budget Report

REPORTS

1. Vacancy and Re-rental Report

CHAIR AND COMMISSIONERS REPORT

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

ADJOURN

Minutes of the Regular Meeting of the River Falls Housing Authority, February 10 2021
Chair Todd Bjerstedt called the meeting to order at 6:30. Due to the ongoing COVID 19 public health emergency, all members attended via internet.

Present: Todd Bjerstedt, Matt Fitzgerald, Jacqueline Niccum, Amy Peterson, Nick Carow

Absent:

Also Present: Craig Rapp - Rapp Group, Craig Waldron - Rapp Group and Anne McAlpine, Executive Director

Minutes: M/S/C Niccum/Carow to approve minutes of January 12, 2021

There were no tenant comments.

STUDY OF RIVER FALLS HOUSING AUTHORITY

1. Introductions were made. Peterson was designated as key point of contact for the study.
2. Key stakeholders were identified as Commissioners, Housing Authority employees, City Administrator and Mayor Dan Toland. Community stakeholder include Our Neighbors Place, St. Bridget's Catholic Church, River Falls State Bank, First National Bank, Rural Development, HUD and Cinnaire.
3. Rapp Group explained the process and next steps in the study.

CONSENT ITEMS

M/S/C Fitzgerald/Niccum to approve Consent Items

- A. Section 8 HUD-Veterans Assistance Supportive Housing Administrative Plan;
- B. RFHA COVID 19 Reopening Plan.

ACTION ITEMS

1. M/S/C Peterson/Fitzgerald to approve payment of bills and budget report.
2. Executive Director job description was not approved. M/S/C Fitzgerald/Carow to meet in closed session at a special meeting to discuss an Interim Director position.

REPORTS

1. Vacancy and Re-rental Report- McAlpine reported that in January there are no applicants for 2-bedroom elderly or disabled units in Edgewater and Briarwood.
2. Covid 19 Vaccination Clinics – McAlpine reported that RFHA will partner with Freemans Pharmacy to hold vaccination clinics in our buildings.
3. Website Update – McAlpine reported that the website redesign which includes information about funding as well as occupancy and eligibility is almost complete.

CHAIR AND COMMISSIONER REPORTS

AP/NC to adjourn at 7:45

Respectfully submitted Anne McAlpine, Recording Secretary

MEMO

TO: Board of Commissioners
FROM: Anne McAlpine, Executive Director
RE: March Board Meeting
DATE: 3/5/2021

STUDY OF RIVER FALLS HOUSING AUTHORITY

2. Discussion of the study and any progress report

CONSENT ITEMS

1. Review and Approve Disaster Response Plan – I thought how horrible it would be to be a Property Manager in Texas as the long term power outage in Texas extended for several days.

RFHA currently provides tenants with instructions for responding to severe storms and fires. Periodically, newsletters are used to advise tenants to prepare for severe weather or other emergencies. During 2020 we went through a pandemic and responded by following state and local guidance. A pandemic response plan is included in the proposed policy. RFHA has experienced two fires in our family units which left the units temporarily uninhabitable. With experience from actual response to disasters, training and models from other agencies, I've prepared the attached Disaster Response Plan. Attachment 1

2. Review and Approve Windmill Place Audit – The year ends 12/31 for Windmill Place. The audit has no findings or recommendations. Attachment 2

ACTION ITEMS

1. Review and Approve Payment of Bills and Budget Report. Attachment 3

REPORTS

1. Vacancy and Re-rental Report. Attachment 4

RIVER FALLS HOUSING AUTHORITY DISASTER RESPONSE POLICY

The purpose of this plan is to ensure that prompt, coordinated, and consistent attention is given to tenants in the event of a disaster which may affect a majority of tenants in any one building. Disasters most likely to affect RFHA are fire, storms, and tornadoes. Warning that a disaster of this type will strike can seldom be given, this policy focuses primarily on how the HHA shall react to such a disaster. While the preparations we can make for a disaster are limited, the Housing Authority will take all reasonable steps to enable it to act promptly and effectively in an emergency.

1.0 PREPARATION

The following steps will be taken to prepare for a disaster:

- A. The Executive Director will serve as coordinator of RFHA disaster response efforts. As such, the Executive Director will serve as liaison to any community wide disaster planning efforts.
- B. The Executive Director will work with Alina Hospital, City of River Falls and St. Croix and/or Pierce County Emergency Management Division in coordinating the RFHA's disaster response efforts and any community-wide disaster planning efforts.
- B. A list of potential community shelters shall be developed and maintained by RFHA personnel.
- C. By adopting this Policy, the Board of Commissioners hereby temporarily waives the Petty Cash limit of \$50.00 and approves a temporary increase to \$2,500.00 for the duration of any emergency caused by a disaster. Small Purchase Procedure as defined by RFHA Procurement Policy will apply to emergency purchases which excel \$2,500.00.
- D. By adopting this Policy, the Board of Commissioners recognizes that extraordinary efforts will be needed if a disaster strikes. Therefore, employees will be encouraged to potentially operate outside their job descriptions in any way required to assist in the recovery effort.

1.1 Emergency Preparation

- A. Tenants are independent and live without community support.
 - a) RFHA furnishes tenants with an emergency response plan which gives guidance to tenants on how to respond to severe storms and fires. Tenants practice fire drills and tornado awareness response.
 - b) Tenants are asked to make management aware that they will be absent from their apartment for an extended time period. RFHA maintains a list of Tenants' absences. Executive Director will use this list to ensure that tenants are accounted for after a disaster.
 - c) A Resident Assistant in each building is designated to contact RFHA management in event of a disaster.
 - d) Resident Assistants have a key to enter the neighboring building to ensure that tenants in an affected building have immediate shelter.
- B. RFHA emergency plan will include coordination with local emergency management agencies as well as local response agencies.
 - a) RFHA will conduct annual risk assessment analysis in conjunction with insurance providers. Risk assessment shall include structural assessment such as fire alarm testing and monitoring; business risk analysis to ensure that financial emergency plans are current.
 - b) Maintenance technicians have an app on the phones which identifies location of emergency shutoffs for gas, electricity, and water.

2.0 REACTION

The following steps will be taken in order to react to a natural disaster:

- A. If a natural disaster occurs, employees shall, as soon as possible, report to RFHA Office and inspect RFHA properties. **Employees are expected to ensure the safety of their own families prior to reporting to work.**

- B. Structures should be searched for trapped survivors by trained emergency crews. Employees will not enter structurally damaged buildings, but will summon local emergency crews to enter and rescue any trapped residents.
- C. Gas, electricity and water shall be disconnected from any building with severe structural damage by River Falls Municipal Utility for electric, water/sewer, and St. Croix valley Natural Gas for gas shut off.
- E. Work assignments will be made based upon reports received regarding damage sustained.
- F. As soon as practical, the Executive Director, with the consent of the Housing Authority Board Chairperson, will call a Special Emergency Board Meeting on the situation and apprise the Board of emergency decisions made regarding the disaster and recovery activities.

The following steps will be taken in the event of a fire:

- A. If a fire disaster occurs during or outside of normal working hours, fire response teams will contact RFHA after-hours phone number. The on-call maintenance employee shall contact the Executive Director. Both employees will immediately report to the unit of disaster.
- B. Emergency responders will identify immediate needs to secure the building/unit and shut off utilities. The Executive Director will ensure that Red Cross emergency response team has been contacted, and that tenants have immediate access to shelter.
- C. Staff will make every effort to account for all occupants. Staff will be expected to cooperate and coordinate with emergency personnel during evacuation efforts.
- C. Staff shall not enter the building until cleared by the appropriate emergency authority.
- D. As soon as practical, the Executive Director, with the consent of the Housing Authority Board Chairperson, will call a Special Emergency Board Meeting on the situation and apprise the Board of emergency decisions made arising from the disaster and recovery activities.

3.0 RFHA EMERGENCY RESPONSE IS LIMITED BY THE FOLLOWING CONDITIONS

In the event of an emergency, RFHA will make every effort to adhere to the Disaster Response Plan. However, each tenant must take responsibility for his/her own safety and the safety of their loved ones.

It must also be noted that while RFHA carries insurance to cover all physical property sites, this insurance does not cover the personal property of tenants. It is strongly advised that all tenants carry renter's insurance to cover their personal property in the event of an emergency or natural disaster.

The RFHA bears no financial responsibility to any tenant in the event of an emergency that causes any unit to be unfit for occupation except for the following:

- 1.) If the unit cannot be occupied for a period of more than 2 nights, RFHA shall return any prorated rent to the tenant for the current rental month.
- 2.) If the unit cannot be occupied indefinitely, the rental agreement shall become void. At that time, any and all security deposit funds shall be returned to the tenant.
- 3.) If and when the unit becomes rehabilitated and fit for occupancy, the former tenant, if he/she was in good standing at the time of the emergency, shall be given first consideration in the tenant selection process.
- 4.) If the unit becomes unfit for occupancy due to fire or water damage as a result of tenant action or neglect, said tenant will forfeit his/her security deposit, the right to be considered for occupancy of the unit, and may be subject to legal action by RFHA.

4.0 IMMEDIATE SHELTER AND DESIGNATED COMMUNITY SHELTERS

RFHA will regularly contact St. Bridget's Church and Alina Hospital to verify current emergency shelter locations. Tenants will be directed to local designated shelters. Tenants are not required to shelter at the emergency shelter. They may relocate to friends or family members' homes. Tenants may use their own transportation or the transportation provided by emergency response teams.

Post-Disaster Designated Assembly Area

Areas as designated in the Fire/Severe Weather & Disaster - Emergency Plan. The prime exits at each building are assembly areas. As there are several designated emergency exits, Resident Assistants may need to gather tenants for immediate shelter in a neighboring building.

Method for Verifying Whereabouts of Residents

It is extremely important that each person is accounted for after a disaster occurs. Residents should exit the building and go to the designated area as promptly as possible. Staff or a management designee will record names & apartment #s of tenants that evacuated the building. Residents should stay nearby and await further instructions.

5.0 PANDEMIC RESPONSE OR OTHER HEALTH EMERGENCY

RFHA Executive Director shall be given authority to enact Tenant Code of Conduct and House Rules that require tenants and visitors to take actions to protect themselves and others.

- 1) Specific directions shall be obtained from St. Croix and/or Pierce County Public Health Departments.
- 2) Staff shall provide additional sanitation of frequently touched areas in each building. RFHA employees may be directed to operate outside their job descriptions in any way required to assist in the recovery effort.
- 3) Some areas of any building may be restricted to prevent contagion.

Key Emergency Contact Numbers

ANY TYPE OF EMERGENCY 911

After Hours/Emergency 715-760-1098

Executive Director Checklist for Disaster

- Secure home and loved ones.
- Take list of tenants and other emergency information from home if needed.
- Call 911 if warranted and has not been done already.
- Designate a person to take tenant roll in Designated Meeting Areas for Tenants.
- Keep in contact with Emergency Response Team for further instructions.

Contact insurance company:

HAI for Riverview Manor and RiverTown Homes

State farm for Edgewater, Briarwood, Oak Park, St. Croix Manor, Watertower

NOAH for Windmill Place

Call emergency meeting with Board of Commissioners

Facilities Manager/On-call Maintenance Checklist for Disaster

- Secure home and loved ones.
- Call 911 if warranted and has not been done already.
- Help emergency personnel where needed in a knowledge based way. (Info about buildings, systems, or unlocking doors.)
- When property is secured, turn off all unnecessary systems.
- If building has not been secured by the proper authorities, lock all doors to prevent looting.
- Contact Executive Director for further instructions.

The following documents, and information is provided to tenants periodically throughout the year.

Emergency Procedures **Please post on your door**

Severe Weather:

- Be aware of weather conditions by listening to weather reports
- If severe weather is predicted during the night, set an alarm clock to wake you for weather updates. Tornado sirens are not intended to wake people.
- Go to the first floor hallway, away from windows
- If unable to leave the apartment, go into your bathroom.
- Wait until the severe weather has passed.

Fire:

- Hall fire alarms will sound and hall doors will shut.
- Leave your apartment with caution.
- Do not use the elevator.
- Go out the nearest exit, as shown on the emergency route map posted on each floor.
- If that exit is blocked, use an alternate route.
- Wait until the fire department gives the “all-clear”.

Although it is important to look out for one another, do not risk your own safety by trying to help your neighbors. It is a good idea to try to wake your neighbor by pounding in the door, but do not enter the apartment.

The Resident Assistant will not enter apartments to warn people of emergencies.

SEVERE WEATHER SAFETY:

1. Take responsibility-save your life!

2. Plan ahead.

3. In case of tornado:

Avoid windows.

Avoid corridors facing south and west.

Avoid large rooms such as the community room.

Avoid south & west side of building & all corners of building (windows do NOT need to be opened.)

Protective Elements:

Lowest floor is usually the safest. An interior room, such as a bathroom, which is protected from flying debris, would be a safe area. In seeking shelter, use interior stairwell.

4. In case of thunderstorms & lightning:

Unplug appliances not necessary for obtaining weather information.

Avoid using telephone or electrical appliances. Use phones ONLY in an emergency.

Do not take a bath or shower. Turn off air conditioners. Power surges from lightning can overload compressor.

ADDITIONAL SEVERE WEATHER TIPS:

Planning is most important - plan for your individual safety.

Items recommended in an emergency bag:

List of medications

Supply of medications

Emergency phone numbers

Portable oxygen tank if needed

Pertinent personal information and belongings.

Assess the situation yourself - monitor the sky: Watch for lowering of clouds, funnel dropping out of clouds, large hail and clouds of debris, listen to the radio.

NATURAL DISASTER OR BOMB THREAT EVACUATION PLAN FOR RESIDENTS

- 1.) The most important rule is to **STAY CALM**.
- 2.) **GRAB YOUR EMERGENCY BAG**, if you have one, if you cannot get to it, then leave the bag and get out of the building.
 - a. Items recommended in an emergency bag: list of medications, a supply of medications, emergency phone numbers, portable oxygen tank if needed, and any pertinent personal information and belongings needed.
- 3.) When evacuating your apartment **CLOSE THE DOOR BEHIND YOU AND KNOCK ON OTHER DOORS OF YOUR BUILDING AS YOU ARE EXITING TO WARN OTHER TENANTS**.
- 4.) **ONCE OUT OF THE BUILDING PROCEED SAFELY TO YOUR DESIGNATED AREA**. There will be a housing authority staff member or other designated person taking a tenant roster of the individuals who evacuated to ensure everyone is safely out of the building.
NO ONE IS TO LEAVE UNTIL THEY HAVE BEEN EXCUSED!

CHEMICAL DISASTER PROCEDURE FOR RESIDENTS

In case of a Chemical Disaster in the City all RFHA residents are to do the following:

- 1.) Close all windows and doors.
- 2.) Shut off air conditioner(s) and possibly cover them, to avoid any outside air from entering the building.
- 3.) Turn on TV or radio to listen for pertinent information regarding this disaster.
- 4.) If the chemical disaster does not require evacuation of the City, then residents will wait it out in their apartments. Tenants are encouraged not to leave the premises unless a medical emergency arises.
- 5.) If the RFEMD requires a full evacuation of the City, RFHA will follow the River Falls Evacuation Plan. Tenants are encouraged to procure their own transportation.
- 6.) In any event, tenants should inform the RFHA staff that they are aware of the evacuation procedure and leaving the premises.

LONG TERM POWER OUTAGE

In the event of a long term power outage, tenants can use their emergency kits for most of their needs. **Tenants that require oxygen should have portable tanks sufficient to last at least 4 hours on hand at all times.**

If the power outage is in the winter and warmth becomes an issue, tenants unable to make their own arrangements for other housing will be directed to the RFEMD for assistance.

RELOCATION DUE TO FIRE OR NATURAL DISASTER FOR RESIDENTS

If tenants are not allowed to return to their apartments due to damages or safety issues, the following steps will be taken for relocation.

- 1.) Once the tenant roll is completed in the designated area, relocation arrangements will be made.
- 2.) Tenants leaving with family or on their own must inform RFHA staff of the tenant's intended destination and an emergency phone number. This will provide a form of communication between the tenant, the facility, and concerned family and friends.
- 3.) Tenants that do not have other housing available to them will be referred to RFEMD for temporary housing options.
- 4.) **WHILE AT A SHELTER, TENANTS ARE TO MAKE THEIR OWN INDIVIDUAL ARRANGEMENTS.** If tenants are unable to make arrangements with family or friends to be picked up, they must make arrangements for housing at **THEIR OWN EXPENSE** during the remaining evacuation period. Rent will be abated during this time.
- 5.) Tenants should contact RFHA for information concerning the date and time that they can return to their apartments either temporarily or permanently.

WMP AUDIT - Please see separate attachment

HOUSING AUTHORITY BUDGET REPORT FOR Feb. 2021					
Year Ending June 2021					
Jan		7		Months at: 58%	
	HUD/RVM	E/B	OAKPK	4PLX	WMP FYE 12/2020 8%
Income					
Budget	441,517.00	425,604.00	148,098.00	38,178.00	238,157.00
To Date	333,641.00	249,579.00	84,261.00	19,188.00	18,919.00
Percent	75.57%	58.64%	56.90%	50.26%	7.94%
Utilities					
Budget	93,100.00	85,750.00	19,950.00	9,025.00	23,675.00
To Date	56,645.00	43,185.00	10,601.00	3,918.00	1,973.00
Percent	95.17%	50.36%	53.14%	43.41%	8.33%
Maint					
Budget	143,754.00	80,840.00	32,600.00	6,712.00	55,500.00
To Date	136,509.00	55,319.00	25,621.00	6,814.00	2,629.00
Percent	94.96%	68.43%	78.59%	101.52%	4.74%
Ins/Taxes					
Budget	42,914.00	46,850.00	14,885.00	2,580.00	16,260.00
To Date	26,003.00	27,453.00	8,189.00	1,047.00	1,328.00
Percent	60.59%	58.60%	55.02%	40.58%	8.17%
Admin					
Budget	142,581.00	158,929.00	52,000.00	8,195.00	38,524.00
To Date	88,599.00	85,564.00	21,737.00	4,327.00	3,225.00
Percent	62.14%	53.84%	41.80%	52.80%	8.37%
Mortgage & Fees					
Budget		-	2,546.00	4,868.00	103,044.00
To Date		-	1,485.17	2,839.67	8,587.00
Percent			58.33%	58.33%	8.33%
Trx to Reserves					
Budget		59,500.00	24,924.00	1,914.60	7,829.00
To Date		34,708.33	14,539.00	1,116.85	652.42
Percent		58.33%	58.33%	58.33%	8.33%
Net	25,885.00	3,349.67	2,088.83	(874.52)	524.58
Investments					
Operating	106,427.00	74,080.00	8,019.00	18,500.00	19,439.00
Reserves		300,135.00	54,829.00	13,479.00	97,783.00
Sec Dep	25,860.00	26,992.00	8,619.00	2,653.00	8,100.00
PILOT	7,255.00	31,077.00	9,543.00	1,460.00	
CFP 2021	122,609.00				
Mgmt Fund	34,902.00				

Vacancy and Re-Rental Activity Report Feb. 2021						
STATUS	ADDRESS	UNIT TYPE	MOVE OUT	MOVE IN	APPLICANTS OFFERED	COMMENTS
Ready	RVM 102	1E	11/30/20	02/18/21	16	1 Aprvd 60 day notice
Ready	411 K	2F	10/15/20	02/04/21	10	1 Aprvd 60 day notice
Ready	416 G	2F	11/02/20	2/19/221	15	1 approved
Ready	BW 115	2E	11/03/20	02/17/21	all 7	1 approved
Ready	452 G	2F	12/31/20	02/28/21	15	1 approved
Ready	EW 101	2E	12/31/20	03/15/21	all 7	1 approved - Tsf from BW
Ready	BW 211	2E	12/31/20	02/28/21	all 7	1 approved
Ready	RVM 108	1E	01/31/21	02/28/21	5	1 approved
Keys in	428 G	3F	02/19/21		16	1 Aprvd
Keys in	RVM 205	1E	02/28/21		16	1 approved
ELDERLY/DISABLED APARTMENT TURNOVER BY MONTH						
FY 2018	FY 2019	FY 2020	11/20	12/20	1/21	2/21
15	22	26	5	5	1	1
FAMILY APARTMENT TURNOVER BY MONTH						
FY 2018	FY 2019	FY 2020	11/20	12/20	1/21	2/21
11	9	10	3	2	1	4
VOUCHER LEASING BY MONTH						
FY 2018	FY 2019	FY 2020	11/20	12/20	1/21	2/21
9	7	13	0	0	0	0
HUD VACANT UNITS BY MONTH (RVM & Family)						
8/20	9/20	10/20	11/20	12/20	1/21	2/21
2 (1 offline)	1 (1 offline)	2 (1 offline)	3(3 offline)	5 (3 offline)	6 (3 offline)	2
OCCUPANCY REPORT						
FAMILY	RVM	EW	BW	OP	WMP	
97%	97%	98%	100%	100%	100%	
WAITING LIST REPORT						
ELDERLY 1 BR LIST		RVM	EW	BW	OP	WMP
Total on list		53	55	50	37	
Denied		0	0	0	0	
Aprvd for move in		4	3	2	1	
Non-disabled - RVM only		27	0	0	0	
In Process		16	12	12	22	
Housed		1	0	2	1	
ELDERLY 2 BR LIST		RVM	EW	BW	OP	WMP
Total on list		NA	4	4	4	59
Aprvd			2	1	0	1
In Process			9	7	10	0
Housed			3	1	0	1
FAMILY		1 BR	2 BR	3 BR	4 BR	
Total on list		13	33	18	2	
Denied		0	0	0	0	
Aprvd		0	1	1	0	
In Process		0	16	16	0	
Housed			16	0	0	
VOUCHER						
WAITING LIST		34		UNDER CONTRACT		60
ISSUED & SEARCHING		10		NUMBER FUNDED		54

HOUSING AUTHORITY OF THE CITY OF RIVER FALLS

River Falls, Wisconsin

STATEMENT OF NET POSITION

June 30, 2020

	Housing Authority	Component Unit Windmill Place, LLC
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 629,816	\$ 47,552
Accounts receivable - other	28,072	-
Prepaid expense	26,102	-
<i>Restricted Assets:</i>		
Cash - tenant security deposits	62,177	7,980
Cash - restricted for payment of current liabilities	45,976	28,253
Cash - other restricted	297,055	101,686
Total Current Assets	<u>1,089,198</u>	<u>185,471</u>
Noncurrent Assets		
<i>Capital Assets:</i>		
Land	408,009	391,518
Other capital assets	8,465,559	3,309,358
Accumulated depreciation	(5,533,826)	(1,087,685)
Construction in progress	16,400	-
Total capital assets, net of accumulated depreciation	<u>3,356,142</u>	<u>2,613,191</u>
<i>Other Assets:</i>		
Due from Windmill Place, LLC	451,308	-
Net pension asset	76,182	-
Tax credit fees, net of amortization	-	4,409
Total Noncurrent Assets	<u>3,883,632</u>	<u>2,617,600</u>
Total Assets	<u>4,972,830</u>	<u>2,803,071</u>
DEFERRED OUTFLOWS		
Deferred outflows related to pension	164,074	-
Deferred outflows related to OPEB	35,672	-
Total Deferred Outflows	<u>199,746</u>	<u>-</u>
LIABILITIES		
Current Liabilities		
Accrued compensated absences - current	6,863	-
Accrued interest payable	4,757	85,525
Accrued liabilities - other	-	4,000
Due to City of River Falls	52,439	-
<i>Current Liabilities Payable from Restricted Assets:</i>		
Tenant security deposits	62,177	7,980
Unearned revenues	21,565	2,978
Current portion of long-term debt	34,279	23,911
Total Current Liabilities	<u>182,080</u>	<u>124,394</u>
Noncurrent Liabilities		
Long-term debt	4,347,384	1,172,875
Net OPEB liability	72,125	-
Accrued compensated absences - noncurrent	21,143	-
Due to River Falls Housing Authority	-	425,144
Total Noncurrent Liabilities	<u>4,440,652</u>	<u>1,598,019</u>
Total Liabilities	<u>4,622,732</u>	<u>1,722,413</u>
DEFERRED INFLOWS		
Deferred inflows related to pension	229,379	-
Deferred inflows related to OPEB	11,733	-
Total Deferred Inflows	<u>241,112</u>	<u>-</u>
NET POSITION		
Net investment in capital assets	(1,025,521)	1,240,405
Restricted	363,369	101,686
Unrestricted	970,884	(261,433)
Total Net Position	<u>\$ 308,732</u>	<u>\$ 1,080,658</u>

The accompanying notes are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF RIVER FALLS
River Falls, Wisconsin
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
For The Year Ended June 30, 2020

	Housing Authority	Component Unit Windmill Place, LLC
Operating Revenues		
Dwelling rental	\$ 754,270	\$ 217,051
Tenant revenue - other	42,041	-
RD rental assistance	124,967	-
HUD operating grants	678,472	-
Other operating revenues	32,635	-
Total Operating Revenues	1,632,385	217,051
Operating Expenses		
Administration	303,470	36,556
Tenant services	3,568	-
Utilities	178,645	18,886
Ordinary maintenance and operation	412,996	35,628
General expense	146,873	16,660
Depreciation expense	200,293	83,491
Housing assistance payments	404,126	-
Total Operating Expenses	1,649,971	191,221
Operating Income (Loss)	(17,586)	25,830
Nonoperating Revenues (Expenses)		
Interest on investments	23,437	1,042
Other revenues	3,548	86
Interest subsidy	80,219	-
Interest expense	(113,727)	(60,489)
Amortization	-	(1,470)
Fee expense	-	(17,455)
Total Nonoperating Revenues (Expenses)	(6,523)	(78,286)
Change in Net Position before Capital Grants	(24,109)	(52,456)
Capital grants	55,136	-
Change in Net Position	31,027	(52,456)
Total Net Position - beginning	276,886	1,133,114
Prior period adjustment	819	-
Total Net Position - ending	\$ 308,732	\$ 1,080,658

The accompanying notes are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF RIVER FALLS

River Falls, Wisconsin

STATEMENT OF CASH FLOWS

For The Year Ended June 30, 2020

	Housing Authority
<i>Cash Flows From Operating Activities</i>	
Cash received from tenants	\$ 803,070
Cash received from grants	796,221
Cash paid to employees	(277,994)
Cash paid to suppliers	(760,072)
Other receipts	30,062
Housing assistance payments	(404,126)
Net Cash Flows From Operating Activities	<u>187,161</u>
<i>Cash Flows From Capital and Related Financing Activities</i>	
Purchase of capital assets	(1,265,954)
Capital grants	55,136
Interest subsidy	80,219
Interest paid	(111,898)
Net borrowing (repayment) of debt	1,024,580
Other receipts (payments)	(1,438)
Net Cash Flows From Capital and Related Financing Activities	<u>(219,355)</u>
<i>Cash Flows From Investing Activities</i>	
Interest received on investments	3,636
Net Cash Flows From Investing Activities	<u>3,636</u>
Net Change in Cash	(28,558)
Cash Balance - Beginning of year	1,062,763
Prior period adjustment	819
CASH BALANCE - END OF YEAR	<u>\$ 1,035,024</u>
<i>Cash Balance is Comprised of</i>	
Cash and cash equivalents - unrestricted	\$ 629,816
Cash - tenant security deposits	62,177
Cash - restricted for payment of current liabilities	45,976
Cash - other restricted	297,055
	<u>\$ 1,035,024</u>
<i>Reconciliation Of Operating Income (Loss) To Net Cash Provided By Operating Activities</i>	
Operating income (loss)	\$ (22,631)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities	
Depreciation	200,293
Pension and OPEB expense	10,092
(Increase) Decrease in Operating Assets:	
Tenant receivables	1,071
Other receivables	(13,799)
Prepaid expenses	(2,637)
Increase (Decrease) in Operating Liabilities:	
Accounts payable	(3,167)
Accrued compensated absences	3,673
Due to City of River Falls	(1,290)
Unearned revenues	14,282
Tenant security deposits	1,274
Net Cash Flows From Operating Activities	<u>\$ 187,161</u>

The accompanying notes are an integral part of this statement.