



AGENDA OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, SEPTEMBER 17, 2026, 10:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/84862532810?pwd=y5BcNGbtdebIDHnboQut8ot4nl4Elh.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 848 6253 2810

Passcode: 892180

If you wish to leave a comment for this public meeting, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: William Vandecastle-Chair, Sandra Popp, Stephen Srubas-Vice Chair, Erin Edwards, Randy Scannell

C. Approval of the Agenda.

- I. Approval of the agenda for the Thursday, September 17, 2026, meeting of the Green Bay Housing Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the May 21, 2026 meeting.

E. Regular Business.

- I. Consideration and possible action to determine the feasibility of use of the GBHA 141 Faircloth units and authorize hiring a consultant to assist with the development proposal.

F. Public Hearings.

G. Informational.

1. GBHA Bills.
2. GBHA Financial Report.
3. Director's Report.
4. Occupancy Report.
5. Next Meeting: Thursday, October 15, 2026.

H. Adjournment.

1. Adjournment of the Thursday, September 17, 2026, meeting of the Green Bay Housing Authority.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Green Bay Housing Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

September 17, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the May 21, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBHAMINS05212026



MINUTES OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, MAY 21, 2026, 10:30 AM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84862532810?pwd=y5BcNGbtdebIDHnboQut8ot4nI4Elh.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 848 6253 2810

Passcode: 892180

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B. ROLL CALL.

- I. Members: William Vande Castle - Chair, Stephen Srubas - Vice Chair, Sandra Popp, Erin Edwards and Randy Scannell

Meeting began 10:30AM

Present: William VandeCastle-Chair, Stephen Srubas-Vice Chair, Sandra Popp and Erin Edwards, Absent:Randy Scannell, Excused:None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, May 21, 2026, meeting of the Green Bay Housing Authority.

Moved by Erin Edwards, seconded by William VandeCastle to approve of the agenda for the Thursday, May 21, 2026, meeting of the Green Bay Housing Authority. Motion carried.
Yes:William VandeCastle, Stephen Srubas, Sandra Popp, Erin Edwards, No:None,
Abstain:None

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the February 19, 2026 meeting.

Moved by Stephen Srubas, seconded by Erin Edwards to approve of the minutes from the February 19, 2026, meeting of the Green Bay Housing Authority. Motion carried.
Yes:William VandeCastle, Stephen Srubas, Sandra Popp, Erin Edwards, No:None,
Abstain:None

E. REGULAR BUSINESS.

- I. Election of Officers: Chair, Vice-Chair and Secretary.

Moved by Stephen Srubas, seconded by Erin Edwards to approve of retaining the current slate of the election of Officers as follows: William VandeCastle-Chair, Stephen Srubas-Vice-Chair and Cheryl Renier-Wigg-Secretary. Motion carried. Yes:William VandeCastle, Stephen Srubas, Sandra Popp, Erin Edwards, No:None, Abstain:None

2. Consideration with possible action on approval of the Annual Civil Rights Certification, Resolution 2026-01.

Moved by Stephen Srubas, seconded by Erin Edwards to approve the Annual Civil Rights Certification, Resolution 2026-01. Motion carried. Yes:William VandeCastle, Stephen Srubas, Sandra Popp, Erin Edwards, No:None, Abstain:None

3. Consideration with possible action on approval of the GBHA Operating Budget and Budget Resolution No. 2026-02, for Fiscal Year Beginning July 1, 2026.

Moved by Erin Edwards, seconded by William VandeCastle to approve of the GBHA Operating Budget and Budget Resolution No. 2026-02 for fiscal year beginning July 1, 2026. Motion carried. Yes:William VandeCastle, Stephen Srubas, Sandra Popp, Erin Edwards, No:None, Abstain:None

F. INFORMATIONAL.

1. GBHA Bills.

Stephanie Schmutzer presented the GBHA Bills. No action needed.

2. GBHA Financial Report.

Stephanie Schmutzer presented the GBHA Financial report. No action needed.

3. Director's Report.

Cheryl Renier-Wigg presented the Director's report. No action needed.

4. Occupancy Report.

Jayme Valentine presented the Occupancy report. No action needed.

5. Next Meeting: Thursday, June 18, 2026.

G. ADJOURNMENT.

1. Adjournment of the Thursday, May 21, 2026, meeting of the Green Bay Housing Authority.

Moved by Sandra Popp, seconded by Erin Edwards to adjourn the May 21, 2026, meeting of the Green Bay Housing Authority. Motion carried. Yes:William VandeCastle, Stephen Srubas, Sandra Popp, Erin Edwards, No:None, Abstain:None



Report to the Housing Authority of the City of Green Bay

MEETING DATE

September 17, 2026

PREPARED BY

Jayme Valentine, Staff, Cheryl Renier-
Wigg, Staff

AGENDA ITEM # E.1

Consideration and possible action to determine the feasibility of use of the GBHA 141 Faircloth units and authorize hiring a consultant to assist with the development proposal.

BACKGROUND

The Faircloth Amendment was a provision of the Quality Housing and Work Responsibility Act of 1998. It amended the Housing Act of 1937, which authorized federal financial assistance to help states and housing authorities provide housing for low-income people. The amendment says, “a public housing agency may not use any of the amounts allocated for the agency from the Capital Fund or Operating Fund for the purpose of constructing any public housing unit, if such construction would result in a net increase from the number of public housing units owned, assisted, or operated by the public housing agency on October 1, 1999, including any public housing units demolished as part of any revitalization effort.” In other words, the amendment prevents housing authorities from ever maintaining more public housing units than they had in 1999. The GBHA had 204 units at this time.

Through eminent domain of a street expansion, we lost 2 units and along with our RAD conversion, we lost another 61 units and were left with only 141 designated Faircloth units. Our goal is to somehow be able to put these 141 units back into use to provide affordable housing. Although the Restore-Rebuild Program is concluding, PHAs may continue to pursue development opportunities through HUD’s Mixed-Finance Program and may separately apply for a RAD conversion following the Mixed-Finance closing and the acquisition or construction of the units. This approach provides PHAs with an opportunity to expand the supply of affordable housing within their communities through either the acquisition of existing units or new construction up to the 141 limit.

The Mixed-Finance Program allows PHAs to take on debt and equity and bring Faircloth units online as public housing units through acquisition/rehab or new construction. After rehab or new construction and occupancy of the units, the project can be converted to a long-term Section 8 HAP contract through RAD. Once we determine what proposal we are considering, we estimate the process would take approximately 8 months to submit to HUD and receive approvals.

It is our understanding that Congress is considering the future of Faircloth units, and there is a possibility that this designation may be reduced or eliminated in the future. Congress is scheduled to reset Faircloth limits on October 1, 2027. In order for the GBHA to be able to develop these units, we will need to begin the Mixed-Finance development proposal before October 1, 2027. Based on the continued need for affordable housing, we believe it’s in the best interest of the GBHA to make this proposal.

RECOMMENDATION

To approve authorize hiring a consultant to assist with the development proposal.

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

September 17, 2026

PREPARED BY

AGENDA ITEM # G.I

GBHA Bills.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Check report - May - June
2. Check report - July - Aug

10:06 AM

09/09/26

Green Bay Housing Authority

Check Detail

May through June 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7455	05/14/2026	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420 3/18/26	03/18/2026		quickbooks	4190.06 · Computer...	-649.83
Bill	970-12422 3/31/26	03/31/2026		wages	4110.00 · Admin Sa...	-5,911.41
				benefits	4182.00 · Employe...	-2,196.78
Bill	970-12422 4/30/26	04/30/2026		wages	4110.00 · Admin Sa...	-6,124.59
				benefits	4182.00 · Employe...	-2,240.55
TOTAL						-17,123.16
Bill Pmt -Check	7456	05/28/2026	CITY OF GREEN B...	p card	1111.01 · General ...	
Bill	970-12420 5/5/26	05/05/2026		cc fee	1242.00 · Fees coll...	-109.11
TOTAL						-109.11
Check		05/31/2026		Service Cha...	1111.01 · General ...	
				Service Charge	4530.00 · Bank Fees	-50.02
TOTAL						-50.02
Bill Pmt -Check	7457	06/11/2026	CITY OF GREEN B...	may wages	1111.01 · General ...	
Bill	970-12422 - 5/2026	05/31/2026		Wages	4110.00 · Admin Sa...	-5,891.76
				Benefits	4182.00 · Employe...	-2,155.96
				wages	4110.00 · Admin Sa...	-121.11
				Benefits	4182.00 · Employe...	-46.18
TOTAL						-8,215.01
Bill Pmt -Check	7458	06/11/2026	Jayme Valentine	6/3/26 WAH...	1111.01 · General ...	
Bill	6/3/26 WAHA me...	06/08/2026		6/3/26 WAH...	4150.00 · Travel	-35.22
TOTAL						-35.22
Bill Pmt -Check	7459	06/26/2026	CITY OF GREEN B...	p card	1111.01 · General ...	
Bill	970-12420 6/4/26	06/04/2026		cc fees	1242.00 · Fees coll...	-84.59
TOTAL						-84.59
Check		06/30/2026		Service Cha...	1111.01 · General ...	
				Service Charge	4530.00 · Bank Fees	-50.00
TOTAL						-50.00

10:07 AM

09/09/26

Green Bay Housing Authority
Check Detail
 July through August 2026

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	7460	07/08/2026	CITY OF GREEN B...	wages	1111.01 · General ...	
Bill	970-12422 6/2026	06/30/2026		wages	4110.00 · Admin Sa...	-6,107.08
				Benefits	4182.00 · Employe...	-2,225.07
TOTAL						-8,332.15
Check		07/31/2026		Service Cha...	1111.01 · General ...	
				Service Charge	4530.00 · Bank Fees	-50.00
TOTAL						-50.00
Bill Pmt -Check	7461	08/07/2026	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420 7/2/26	07/02/2026		CC fees	1242.00 · Fees coll...	-88.62
Bill	970-12420 7/2026	07/31/2026		wages	4110.00 · Admin Sa...	-9,403.18
				benefits	4182.00 · Employe...	-2,722.74
TOTAL						-12,214.54
Bill Pmt -Check	7462	08/07/2026	HOUSING AUTHO...	insurance	1111.01 · General ...	
Bill	HG00138775	08/01/2026		Commercial I...	4510.01 · Insurance...	-2,500.00
				Discriminatio...	4510.00 · Insurance...	-750.00
TOTAL						-3,250.00
Bill Pmt -Check	7463	08/21/2026	House of Hope Gr...	donation	1111.01 · General ...	
Bill	donation	08/05/2026		donation	4190.10 · Miscellan...	-25,000.00
TOTAL						-25,000.00



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

September 17, 2026

PREPARED BY

AGENDA ITEM # G.2

GBHA Financial Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Monthly FS - 6-30-26
2. Monthly FS 2027

Green Bay Housing Authority Budget vs. Actual Green Bay Housing Authority

Jun-26

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	146,107.14	164,628.66	0.00	3,000.00	574,258.88	185,889.53	720,366.02	353,518.19
Total Expense	129,132.88	159,900.00	0.00	4,500.00	352,382.35	52,400.00	481,515.23	216,800.00
Net Income	16,974.26	4,728.66	0.00	-1,500.00	221,876.53	133,489.53	238,850.79	136,718.19

purchased a truck
Loan to Grand Boulevard Apts

Green Bay Housing Authority

Budget vs. Actual

COCC

	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3610.00 · Int Income	40,007.88	10,000.00	30,007.88	400.08%
3690.01 · Other Income - Ins Dividends	1,212.89	0.00	1,212.89	100.0%
3690.02 · Other Income	104,886.37	104,628.66	257.71	100.25%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	50,000.00	-50,000.00	0.0%
Total Income	146,107.14	164,628.66	-18,521.52	88.75%
<u>Expense</u>				
4110.00 · Admin Salaries	77,462.63	81,000.00	-3,537.37	95.63%
4120.00 · Compensated Absences	2,529.79	0.00	2,529.79	100.0%
4130.00 · Legal Expense	0.00	2,000.00	-2,000.00	0.0%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%
4150.00 · Travel	144.62	200.00	-55.38	72.31%
4171.00 · Auditing Fees	11,875.00	12,000.00	-125.00	98.96%
4182.00 · Employee Benefits - Admin	27,383.75	29,500.00	-2,116.25	92.83%
4190.01 · Printing	139.03	500.00	-360.97	27.81%
4190.02 · Postage	42.70	400.00	-357.30	10.68%
4190.03 · Paper & Office Supplies	128.64	500.00	-371.36	25.73%
4190.04 · Publications	0.00	200.00	-200.00	0.0%
4190.05 · Membership Dues & Fees	261.99	400.00	-138.01	65.5%
4190.06 · Computer Support	2,923.99	5,000.00	-2,076.01	58.48%
4190.10 · Miscellaneous	1,904.72	15,000.00	-13,095.28	12.7%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%
4510.01 · Insurance Expenses - Liability	3,728.00	3,500.00	228.00	106.51%
4530.00 · Bank Fees	608.02	600.00	8.02	101.34%
4590.00 · Other General	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	129,132.88	159,900.00	-30,767.12	80.76%
Net Income/(Loss)	16,974.26	4,728.66	12,245.60	358.97%

0.00

Green Bay Housing Authority

Budget vs. Actual

Mason Manor

	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	3,000.00	-3,000.00	0.0%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%
3690.02 · Other Income	0.00	0.00	0.00	0.0%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	0.00	3,000.00	-3,000.00	0.0%
<u>Expense</u>				
4110.00 · Admin Salaries	0.00	0.00	0.00	0.0%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%
4150.00 · Travel	0.00	0.00	0.00	0.0%
4171.00 · Auditing Fees	0.00	4,500.00	-4,500.00	0.0%
4182.00 · Employee Benefits - Admin	0.00	0.00	0.00	0.0%
4190.01 · Printing	0.00	0.00	0.00	0.0%
4190.02 · Postage	0.00	0.00	0.00	0.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%
4190.04 · Publications	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	0.00	0.00	0.00	0.0%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%
4590.00 · Other General	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	0.00	4,500.00	-4,500.00	0.0%
Net Income/(Loss)	0.00	-1,500.00	1,500.00	0.0%

0.00

Green Bay Housing Authority

Budget vs. Actual

	RevBonds			
	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3610.00 · Int Income	53,344.51	5,000.00	48,344.51	1,066.89%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%
3690.02 · Other Income	401,888.05	75,136.84	326,751.21	534.88%
3690.03 · Cell Tower Rent	119,026.32	105,752.69	13,273.63	112.55%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	574,258.88	185,889.53	388,369.35	308.93%
<u>Expense</u>				
4110.00 · Admin Salaries	121.11	550.00	-428.89	22.02%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%
4150.00 · Travel	0.00	0.00	0.00	0.0%
4171.00 · Auditing Fees	1,000.00	600.00	400.00	166.67%
4182.00 · Employee Benefits - Admin	46.18	250.00	-203.82	18.47%
4190.01 · Printing	0.00	0.00	0.00	0.0%
4190.02 · Postage	49.71	0.00	49.71	100.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%
4190.04 · Publications	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	0.00	1,000.00	-1,000.00	0.0% *
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%
4590.00 · Other General	350,000.00	0.00	350,000.00	100.0% #
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	1,165.35	50,000.00	-48,834.65	2.33%
Total Expense	352,382.35	52,400.00	299,982.35	672.49%
Net Income/(Loss)	221,876.53	133,489.53	88,387.00	166.21%

0.00

Loan to Grand Boulevard Apts

* purchased a truck

Green Bay Housing Authority

Budget vs. Actual

		TOTAL			
		YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>					
3510.00 · Management Fee Revenue		0.00	0.00	0.00	0.0%
3610.00 · Int Income		93,352.39	18,000.00	75,352.39	518.62%
3690.01 · Other Income - Ins Dividends		1,212.89	0.00	1,212.89	100.0%
3690.02 · Other Income		506,774.42	179,765.50	327,008.92	281.91%
3690.03 · Cell Tower Rent		119,026.32	105,752.69	13,273.63	112.55%
9110.00 · Transfers In		0.00	50,000.00	-50,000.00	0.0%
Total Income		720,366.02	353,518.19	366,847.83	203.77%
<u>Expense</u>					
4110.00 · Admin Salaries		77,583.74	81,550.00	-3,966.26	95.14%
4120.00 · Compensated Absences		2,529.79	0.00	2,529.79	100.0%
4130.00 · Legal Expense		0.00	2,000.00	-2,000.00	0.0%
4140.00 · Staff Training		0.00	9,000.00	-9,000.00	0.0%
4150.00 · Travel		144.62	200.00	-55.38	72.31%
4171.00 · Auditing Fees		12,875.00	17,100.00	-4,225.00	75.29%
4182.00 · Employee Benefits - Admin		27,429.93	29,750.00	-2,320.07	92.2%
4190.01 · Printing		139.03	500.00	-360.97	27.81%
4190.02 · Postage		92.41	400.00	-307.59	23.1%
4190.03 · Paper & Office Supplies		128.64	500.00	-371.36	25.73%
4190.04 · Publications		0.00	200.00	-200.00	0.0%
4190.05 · Membership Dues & Fees		261.99	400.00	-138.01	65.5%
4190.06 · Computer Support		2,923.99	5,000.00	-2,076.01	58.48%
4190.10 · Miscellaneous		1,904.72	16,000.00	-14,095.28	11.91%
4420.00 · Maint - Supplies		0.00	100.00	-100.00	0.0%
4510.01 · Insurance Expenses - Liability		3,728.00	3,500.00	228.00	106.51%
4530.00 · Bank Fees		608.02	600.00	8.02	101.34%
4590.00 · Other General		350,000.00	0.00	350,000.00	100.0%
4800.00 · Depreciation Expense		0.00	0.00	0.00	0.0%
9120.00 · Transfers Out		1,165.35	50,000.00	-48,834.65	2.33%
Total Expense		481,515.23	216,800.00	264,715.23	222.1%
Net Income/(Loss)		238,850.79	136,718.19	102,132.60	174.7%

Green Bay Housing Authority

Budget vs. Actual

Green Bay Housing Authority

Aug-26

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	24,697.28	158,032.93	0.00	0.00	11,752.94	185,889.53	36,450.22	343,922.46
Total Expense	17,121.04	156,400.00	0.00	0.00	25,000.00	43,000.00	42,121.04	199,400.00
Net Income	7,576.24	1,632.93	0.00	0.00	-13,247.06	142,889.53	-5,670.82	144,522.46

Green Bay Housing Authority

Budget vs. Actual

COCC				
	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%
3610.00 · Int Income	7,001.37	10,000.00	-2,998.63	70.01%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%
3690.02 · Other Income	17,695.91	108,032.93	-90,337.02	16.38%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%
9110.00 · Transfers In	0.00	40,000.00	-40,000.00	0.0%
Total Income	24,697.28	158,032.93	-133,335.65	15.63%
<u>Expense</u>				
4110.00 · Admin Salaries	9,973.99	81,000.00	-71,026.01	12.31%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%
4130.00 · Legal Expense	0.00	2,000.00	-2,000.00	0.0%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%
4150.00 · Travel	0.00	200.00	-200.00	0.0%
4171.00 · Auditing Fees	0.00	13,000.00	-13,000.00	0.0%
4182.00 · Employee Benefits - Admin	3,847.05	29,500.00	-25,652.95	13.04%
4190.01 · Printing	0.00	500.00	-500.00	0.0%
4190.02 · Postage	0.00	400.00	-400.00	0.0%
4190.03 · Paper & Office Supplies	0.00	500.00	-500.00	0.0%
4190.04 · Publications	0.00	200.00	-200.00	0.0%
4190.05 · Membership Dues & Fees	0.00	400.00	-400.00	0.0%
4190.06 · Computer Support	0.00	5,000.00	-5,000.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%
4190.08 · Marketing	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	0.00	10,000.00	-10,000.00	0.0%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	3,250.00	4,000.00	-750.00	81.25%
4530.00 · Bank Fees	50.00	600.00	-550.00	8.33%
4590.00 · Other General	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%
Total Expense	17,121.04	156,400.00	-139,278.96	10.95%
Net Income/(Loss)	7,576.24	1,632.93	5,943.31	463.97%

0.00

Green Bay Housing Authority

Budget vs. Actual

	RevBonds			
	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	5,000.00	-5,000.00	0.0%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%
3690.02 · Other Income	0.00	75,136.84	-75,136.84	0.0%
3690.03 · Cell Tower Rent	11,752.94	105,752.69	-93,999.75	11.11%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%
Total Income	11,752.94	185,889.53	-174,136.59	6.32%
<u>Expense</u>				
4110.00 · Admin Salaries	0.00	550.00	-550.00	0.0%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%
4150.00 · Travel	0.00	0.00	0.00	0.0%
4171.00 · Auditing Fees	0.00	1,100.00	-1,100.00	0.0%
4182.00 · Employee Benefits - Admin	0.00	250.00	-250.00	0.0%
4190.01 · Printing	0.00	0.00	0.00	0.0%
4190.02 · Postage	0.00	100.00	-100.00	0.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%
4190.04 · Publications	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%
4190.08 · Marketing	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	25,000.00	1,000.00	24,000.00	2,500.0%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%
4590.00 · Other General	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	40,000.00	-40,000.00	0.0%
Total Expense	25,000.00	43,000.00	-18,000.00	58.14%
Net Income/(Loss)	-13,247.06	142,889.53	-156,136.59	-9.27%

0.00

Green Bay Housing Authority

Budget vs. Actual

TOTAL				
	YTD	Budget	\$ Over Budget	% of Budget
<u>Income</u>				
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%
3610.00 · Int Income	7,001.37	15,000.00	-7,998.63	46.68%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%
3690.02 · Other Income	17,695.91	183,169.77	-165,473.86	9.66%
3690.03 · Cell Tower Rent	11,752.94	105,752.69	-93,999.75	11.11%
9110.00 · Transfers In	0.00	40,000.00	-40,000.00	0.0%
Total Income	36,450.22	343,922.46	-307,472.24	10.6%
<u>Expense</u>				
4110.00 · Admin Salaries	9,973.99	81,550.00	-71,576.01	12.23%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%
4130.00 · Legal Expense	0.00	2,000.00	-2,000.00	0.0%
4140.00 · Staff Training	0.00	9,000.00	-9,000.00	0.0%
4150.00 · Travel	0.00	200.00	-200.00	0.0%
4171.00 · Auditing Fees	0.00	14,100.00	-14,100.00	0.0%
4182.00 · Employee Benefits - Admin	3,847.05	29,750.00	-25,902.95	12.93%
4190.01 · Printing	0.00	500.00	-500.00	0.0%
4190.02 · Postage	0.00	500.00	-500.00	0.0%
4190.03 · Paper & Office Supplies	0.00	500.00	-500.00	0.0%
4190.04 · Publications	0.00	200.00	-200.00	0.0%
4190.05 · Membership Dues & Fees	0.00	400.00	-400.00	0.0%
4190.06 · Computer Support	0.00	5,000.00	-5,000.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%
4190.08 · Marketing	0.00	0.00	0.00	0.0%
4190.10 · Miscellaneous	25,000.00	11,000.00	14,000.00	227.27%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%
4510.01 · Insurance Expenses - Liability	3,250.00	4,000.00	-750.00	81.25%
4530.00 · Bank Fees	50.00	600.00	-550.00	8.33%
4590.00 · Other General	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%
9120.00 · Transfers Out	0.00	40,000.00	-40,000.00	0.0%
Total Expense	42,121.04	199,400.00	-157,278.96	21.12%
Net Income/(Loss)	-5,670.82	144,522.46	-150,193.28	-3.92%



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

September 17, 2026

PREPARED BY

AGENDA ITEM # G.3

Director's Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Housing Authority
of the City of Green Bay

MEETING DATE

September 17, 2026

PREPARED BY

AGENDA ITEM # G.4

Occupancy Report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

I. VACANCY LIST

VACANCY LIST

9/8/2026

#	AP T	NAME	NOTES
1	10 1		NTV 8.31.2026
2	60 8		9.4.2026 (tenant passed)
2	32 0		NTV 9.30.2026
3	50 2		NTV 9.30.2026
4	10 2		NTV 9.30.2026
5	31 9		NTV 10.3.2026
6	913 N Chestnut Ave		NTV 10.15.2026

		YTD Moveouts	13	
		YTD Moveins	16	
		Waiting Lists		
		MM 1	701	
		MM/SS 2	361	
		SS 3	162	
		SS 4	53	