



HOOPER HOUSING AUTHORITY

Managed by FREMONT HOUSING AGENCY

2510 North Clarkson Fremont, Nebraska 68025

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HOOPER HOUSING AUTHORITY - CITY OF HOOPER, NEBRASKA

2025 ANNUAL REPORT

TO: The Honorable Mayor and City Council of Hooper, Nebraska

FROM: Dwayne Bennett, Executive Director, Hooper Housing Authority (Managed by Fremont Housing Agency)

As required by Nebraska State Law, the Hooper Housing Authority submits this annual report outlining its activities for the year 2025.

HOUSING AUTHORITY OVERVIEW: The Hooper Housing Authority operates 25 units at Parkview Apartments, 100 E Maple, dedicated to providing clean, safe, and affordable housing for low-income individuals, including families, the elderly, and disabled residents striving for independent living. The complex comprises 23 one-bedroom and two two-bedroom apartments.

BOARD OF COMMISSIONERS: The Board of Commissioners, appointed by the Mayor and confirmed by the City Council, oversees policy implementation and appoints an Executive Director or Management Agent. The Board meets bimonthly on the third Wednesday of January, March, May, July, September, and November at 6:30 p.m., adhering to Open Meetings Law. Current members are:

- Ken Mueller, Chairman (Term Expires 12/31/2026)
- Kendal Minich, Vice Chairman (Term Expires 12/31/2026)
- Jake Grover, Commissioner (Term Expires 12/31/2028)
- Trent Wragge, Commissioner (Term Expires 12/31/2028)
- Resident Commissioner Position – Open (Term Expires 12/31/2027)

STAFFING AND MANAGEMENT: Since May 2016, the Fremont Housing Agency (FHA) has managed Hooper Housing Authority under a formal agreement. A part-time maintenance staff member works approximately 25 hours per week. A Housing Specialist from FHA is available onsite every Tuesday from 9:00 a.m. to 3:00 p.m., with additional FHA staff available as needed. Emergency maintenance support is available 24/7, and the FHA office in Fremont is open weekdays from 9:00 a.m. to 3:00 p.m. (closed from noon to 12:30 p.m.).

CAPITAL FUNDING PROGRAM (CFP) Federal Capital Funding supports property revitalization, allocated annually based on unit count and size. Current grants include:

- **2022 CFP:** \$54,057 This grant is fully obligated and expended.
- **2023 CFP:** \$54,623 This grant has expended; \$30,462.73.
- **2024 CFP:** \$56,517 This grant has expended \$20,000.
- **2025 CFP:** \$57,120.00. This grant has expended 0 funds.



This institution is an equal opportunity provider and employer.



Recent projects included boiler replacements, HVAC upgrades for the community building, sewer line replacements, tree planting, and ongoing unit modernization as vacancies allowed.

PAYMENT IN LIEU OF TAXES (PILOT): In compliance with Nebraska Law, Hooper Housing Authority remitted \$9,783.09 to the County Treasurer in January 2026, equivalent to 10% of shelter rents minus utility costs.

HUD OPERATING SUBSIDY AND FUNDING: To bridge the gap between operational costs and income-based rent structures, HUD provided Hooper Housing Authority with \$34,360 in operational funding for the most recent fiscal year ending September 30, 2025.

FINANCIAL SUMMARY (FISCAL YEAR ENDING SEPTEMBER 30, 2025)

- **Total Revenue:** \$188,022.39
- **Total Operating Expenses:** \$142,986.16
- **Operating Reserve:** \$506,179.00

ACKNOWLEDGMENTS: On behalf of the Board of Commissioners, I extend my sincere gratitude to the Mayor, City Council, and all city departments—including administration, police, streets, and utilities—for their continued support. The Hooper Housing Authority remains dedicated to providing quality housing for our community.

We also appreciate the efforts of city leaders and residents in helping us connect with potential tenants. If you or someone you know is interested in a tour or would like more information, please feel free to reach out.

Best Regard,

Dwayne Bennett
Executive Director
Hooper Housing Authority

Hooper, NE Public Housing
 2510 N. Clarkson
 Fremont, NE 68025
 September 30, 2025

Unadjusted Year-End
 Statement

2555

BALANCE SHEET

FYE
 9-30

ACCT DESCRIPTION

ASSETS

111101	Cash General Fund	\$	91,000.69
112200	Tenants Accounts Receivable		2,134.14
112201	Allowance for Doubtful Accounts		(815.14)
112202	Tenants Repay Balance		50.00
112500	Accounts Receivable - Subsidy		17,578.00
112523	Deficiency Of Advance CF 2023		2,038.38
114500	Accured Interest		1,687.41
116200	General Fund Investments		486,298.21
121100	Prepaid Insurance		4,085.81
140002	Development Cost		384,125.59
140003	Development Cost Contra		(1,022,733.65)
140005	Accumulated Depreciation		(982,289.64)
140006	Land		39,705.14
140007	Buildings		285,351.95
140008	Dwelling Equipment		18,292.58
140009	Furniture, Equipment - Admin		12,593.57
140016	Site Improvements		133,829.83
140017	Building Improvements		577,823.03
140055	Mod Cost Complete		638,608.06
	Mod Cost Incomplete		268,258.35
	Capital Fund Operations Contra		(92,921.97)
	Capital Fund Non Exp Contra		(6,089.00)

TOTAL ASSETS

\$ 858,611.34

SURPLUS & LIABILITIES

211100	Accounts Payable Vendors & Contracto\$	618.60
211400	Tenants Security Deposits	6,793.00
211703	Payroll Deduction State	175.23
213400	Accrued Utilities	3,550.69
213500	Accrued Payroll	856.00
213701	Pilot Current Year	9,783.09
224000	Prepaid Rent	2,430.70
280200	Investment in Fixed Assets - net	160,685.25
	Current Year Net Activity	(33,155.30)
280600	Unrestricted Net Assets	621,028.53
	Capital Fund Advances	(41,309.32)
	Current Year Net Activity	(85,845.55)

TOTAL SURPLUS & LIABILITIES

\$ 858,611.34

Hooper, NE Public Housing
2510 N. Clarkson

Unadjusted Year-End
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Fremont, NE 68025
September 30, 2025

FYE
9-30

2555

BALANCE SHEET

SUBSIDIARY SCHEDULES

MOD COST INCOMPLETE

821411	Cf 2019 Audit Cost	\$	500.00
821480	Cf 2019 - General Activity		38,664.00
841411	Cf 2020 Audit Cost		500.00
841480	Cf 2020 Capital Activity		41,549.00
881480	Cf 2018 Capital Activity		40,357.00
901406	Cf 2021 Operations		10,000.00
901480	Cf 2021 Capital Activity		34,254.00
921406	Cf 2022 Operations		37,921.97
921480	Cf 2022 Capital Activity		16,327.03
941406	Cf 2023 Operations		25,000.00
941480	Cf 2023 Capital Activity		3,185.35
961406	Cf 2024 Operations		<u>20,000.00</u>

TOTAL MOD COST INCOMPLETE

\$ 268,258.35

CAPITAL FUNDS OPERATIONS CONTRA

901506	Cf 2021 Operations Contra	\$	(10,000.00)
921506	Cf 2022 Operations Contra		(37,921.97)
941506	Cf 2023 Operations Contra		(25,000.00)
961506	Cf 2024 Operations Contra		<u>(20,000.00)</u>

TOTAL CAPITAL FUND OPER CONTRA

\$ (92,921.97)

CAPITAL FUNDS NON-EXP. CONTRA

821510	Cf 2019 Expendable Contra	\$	(2,525.00)
841510	Cf 2020 Expendable Contra		(3,025.62)
921510	Cf 2022 Expendable Contra		<u>(538.38)</u>

TOTAL CAPITAL FUNDS NON-EXP.

\$ (6,089.00)

CAPITAL FUNDS ADVANCES

802921	Capital Fund 2021 Advances	\$	(202.00)
802922	Capital Fund 2022 Advances		(17,921.97)
802923	Capital Fund 2023 Advances		(3,185.35)
802924	Capital Fund 2024 Advances		<u>(20,000.00)</u>

TOTAL CAPITAL FUNDS NON-EXP.

\$ (41,309.32)