

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY

MONDAY, JANUARY 25, 2021

THE MEETING WILL BE ACCESSIBLE VIA CONFERENCE CALL

CALL IN NUMBER: 1-415-655-0001

MEETING NUMBER: 126 584 8427

MEETING PASSWORD: 34977447

1. Call to Order
2. Roll Call
3. Members of the Public Wishing to be Heard
4. Consent Agenda
(Unless separation of an item is requested, all will be adopted in one motion)
 1. Approve the Agenda
 2. Approval of the Minutes of the Monday, December 14, 2020 Annual 5-Year PHA Plan Hearing
 3. Approval of the Minutes of the Monday, December 14, 2020 Meeting
 4. Schedule next meeting date – February 22, 2021
5. Reports:
 1. Update on Staff and Office Coverage
 2. Update on Mainstream Voucher Utilization
 3. Update on Year End Activities
 - a. 1099s
 - b. 1098s
 - c. CDBG Audit Statements
 - d. CDBG Audit Assistance
 4. 3/31/2020 Audit Submitted
6. Business Items:
 1. Approval of the Financial Reports for December 2020
 2. Approval of 3/31/2020 Audit
 3. Approval to Update the Tenant Selection Plan for TBRA
 4. Resolution 2021-1: Authorization to Submit Application for Foster Youth to Independence Vouchers
 5. Resolution 2021-2: Authorization to Increase Rents for Units Owned by Chippewa County Housing Authority
7. Agenda Items for Future Consideration
8. Adjournment

Cc: County Media, County Board Chairman, County Clerk and County Administrator

Persons needing additional accommodations should contact Jessica Oleson-Bue at 715-726-7933.



Equal Opportunity

This Institution is an Equal Opportunity Employer and Housing Provider

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY (CCHA)
ANNUAL 5-YEAR PHA PLAN HEARING
MONDAY, DECEMBER 14, 2020 AT 2:30 P.M.
VIA OPEN CONFERENCE CALL**

Oleson-Bue called the meeting to order at 2:30 p.m.

Attendance: Danielson, Hoffman, Klingenberg, Jankoski, Oleson-Bue, Pam and Dennis Hehl, and Robert Trigg.

Oleson-Bue read through the Authority's goals and objectives from the 5-year PHA plan, and commented on progress made by the PHA in the past year. As each goal was reviewed, Oleson-Bue called for questions and comments; there were none.

Oleson-Bue thanked those who attended and closed the meeting at 2:51 p.m.

Respectfully Submitted,

Certified:

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Greg Hoffman
Chair

Date

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY (CCHA)
MONDAY, DECEMBER 14, 2020
IMMEDIATELY FOLLOWING THE ANNUAL 5-YEAR PHA PLAN HEARING AT 2:30 P.M.
VIA OPEN CONFERENCE CALL**

1. CALL TO ORDER

Hoffman called the meeting to order at 2:52 p.m.

2. ROLL CALL

Members present: Danielson, Hoffman, Klingenberg, and Jankoski

Members absent: None

Others present: Oleson-Bue

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Jankoski and Danielson made a motion to approve the meeting agenda, minutes of the November 16, 2020 meeting as printed, and schedule the next meeting for January 25, 2021. Motion carried with all present voting aye.

5. REPORTS

1. **Update on Hiring:** No addition to the written report.

2. **Update on 3/31/20 Audit:** Oleson-Bue referenced the written reports and noted that once hard copies of the finalized audit are received from the auditor, they will be mailed to the Commissioners for discussion at the January meeting.

3. **Update on 218 W. 1st Ave, Stanley:** Oleson-Bue referenced the written reports. Jankoski noted that he has received comments from neighbors of the property regarding concern of the length of time that the property has been vacant. Jankoski also noted that others have indicated satisfaction with the proposed project.

4. **Update on Administration of CDBG-CV Funds:** No addition to the written report.

6. BUSINESS ITEMS

1. **Approval of the Financial Reports for November 2020:** The written reports were referenced. Hoffman called for questions; there were none. Klingenberg and Danielson made a motion to approve the financial reports for November 2020 as presented. Motion carried with all present voting aye.

2. **Authorization to Make Temporary Amendment to Personal Time Policy:** Oleson-Bue referenced the written reports and clarified that enforcement of the accrual limits would resume on 1/1/2022. Klingenberg and Danielson made a motion to approve a temporary amendment to the personal time policy to suspend accrual caps until 1/1/2022. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Hoffman called for agenda items for future consideration. There were none.

8. ADJOURNMENT

Jankoski and Hoffman made a motion to adjourn at approximately 3:22 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Greg Hoffman
Chair

Date

**Attachment to the Agenda of the January 25, 2021 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting**

Reports:

1. **Update on Staff and Office Coverage:** It has been a while since I've given an update on our status as it pertains to COVID-19. Since the beginning of the pandemic in March 2020, we have had two staff members who have needed to quarantine due to testing positive for COVID. We have had an additional two staff members who have needed to quarantine due to a personal exposure to COVID, but luckily, these two never became infected themselves. The paid time off through the Families First Coronavirus Response Act ended on 12/31/2020, and so staff will now need to use personal time or unpaid time if they are off due to COVID. We have been accommodating those who need to quarantine by dropping off items from the office that they need to be able to work from home. We have been pretty fortunate that our staff members are taking the virus seriously and have been following social distancing and mask protocols at work and in their home lives as much as possible. We are continuing to rotate in the office to reduce the amount of staff in the office at one time. As a general rule, we are maintaining 3-4 staff in Room 14 and 2-3 staff in Room 2 each day. We have received four of the five laptops that we ordered, so it is easier for staff with laptops to work from home, which then opens up space in the office for others who do not have laptops to access the County system from home.
2. **Update on Mainstream Voucher Utilization:** In late 2019 we applied for 25 Mainstream vouchers for folks who are non-elderly with an adult member of the household with a disability. We were awarded the vouchers and started leasing them effective April 1, 2020. Then in June 2020, we were automatically awarded an additional 8 Mainstream vouchers as part of the CARES Act allocation to HUD. As of January 1, 2021, we have leased 31 of our 33 Mainstream vouchers. HUD considers 80% leasing within the first year as an acceptable standard. We have exceeded this standard in less than one year, and during the COVID pandemic! Kelly has worked hard to bring people on to the program, conducting appointments by phone and corresponding through mail and email whenever possible.
3. **Update on Year End Activities:**
 - a. **1099s:** These have historically been prepared through our Housing Data Systems (HDS) software and then printed and mailed out to contractors, landlords, vendors, etc. This year, because of some changes that the IRS made, HDS is no longer offering this service directly. However, they have suggested that we use a company called Yearli that is compatible with the HDS program. This is the first year that we are using Yearli for 1099 submissions, and the process is very streamlined. Now we are able to do electronic submissions for CCHA, Clark County Housing Authority, and New Auburn Housing Authority all through that software. We enter the information in HDS and then the template is generated for upload to the Yearli website. Yearli not only submits our 1099s to the IRS, but also mails out copies to the vendors. We have been able to lay our old typewriter to rest!
 - b. **1098s:** 1098s are prepared each year for the interest bearing mortgages that we hold. These are now also being prepared through Yearli, which has saved us a lot of time.

- c. **CDBG Audit Statements:** The State CDBG program requires that municipalities with CDBG funds (active grant or revolving loan funds) provide a statement about the amount of funds they disbursed during the last calendar year and whether or not they will be conducting a full audit or not. We have 22 revolving loan programs to monitor and ensure that they have submitted the proper letter signed by their chief elected official on or before the State's deadline.
- d. **CDBG Audit Assistance:** Municipalities are preparing for their 2020 audits and most have questions or want confirmation about the CDBG activities for the year, including funds spent and the receivable balances on outstanding loans. Bliss has been working to pull together these reports for each municipality, so that they have the information each year, regardless of whether or not they are having the CDBG funds audited. It will also serve as an annual report to the municipalities on their CDBG revolving loan account.
- 4. **3/31/2020 Audit Submitted:** Our audit has been completed for the fiscal year ending 3/31/2020. I have mailed out copies to each of you so that you will have time to review it and be prepared with any questions to discuss at the meeting. We always have a significant delay between the time we close out our fiscal year and when the auditor is able to finalize the financial statements. This is due to the pension information that we need from the State, which does not get released until October each year. Our auditor, Mark Babcock, is planning to check with HUD to determine if we can use the prior year pension information moving forward so that the audit can be completed in June/July each year instead of getting drawn out so long. If he gets confirmation in writing that it is ok to do that, we will plan to make the change during our 3/31/21 audit.

Business Items:

- 1. **Approval of the Financial Reports for December 2020:** See attachment "December '20 Financials."
- 2. **Approval of 3/31/2020 Audit:** If the commissioners have had enough time to review the audit and have had all questions answered to their satisfaction, we will be able to go ahead and approve the audit at this meeting.
- 3. **Approval to Update the Tenant Selection Plan for TBRA:** Our practice has been to deny applicants placement on the waiting list if they have a debt to a former landlord from prior participation on our programs. This is listed in our administrative plan for the Section 8 Housing Choice Voucher program, but we have noticed that it is not specifically listed in our tenant selection plan for the TBRA program. I am proposing to add the following language to our TBRA tenant selection plan: Applicants who have an outstanding debt to a former landlord or the PHA from prior participation in the TBRA or HCV program must satisfy the debt or comply with the terms of any repayment agreement prior to being placed on the waiting list.
- 4. **Resolution 2021-1: Authorization to Submit Application for Foster Youth to Independence Vouchers:** I was approached by the Independent Living Specialist at the Family and Children's Center about the Foster Youth to Independence vouchers that HUD has made available. The Family and Children's Center is the contracted regional provider to serve youth aging out of foster care for Chippewa County. After conversations with HUD, Chippewa County Human Services, and our Section 8 staff members, I would like to move forward with submitting an application to HUD for 5 Foster Youth to Independence Vouchers. Youth can receive rental assistance through these vouchers for up to 36 months, and they would also receive supportive services through the Family and Children's Center. Both Chippewa County

Human Services and the Family and Children's Center have confirmed the need for 5 of these vouchers. Only Public Housing Authorities (PHAs) who administer the Housing Choice Voucher program are eligible to apply for these special purpose vouchers. In order to make these available for Chippewa County youth, Chippewa County Housing Authority is the only agency that will be able to administer these vouchers. The only exception is WHEDA which has statewide jurisdiction, but I am told that WHEDA has not shown any interest in applying for these vouchers. I have discussed this with staff, and we feel confident that we have the staff capacity to administer at least 5 of these vouchers.

5. **Resolution 2020-2: Authorization to Increase Rents for Units Owned by Chippewa County Housing Authority:** I am proposing to increase the rent by \$10/month on 4/1/21 and another \$10/month increase on 4/1/22 for 37 of the 44 rental units owned and operated by CCHA. We would not include Auction Mart apartments in Stanley because we already increased those rents back in September 2020. In addition, I would exclude Hope House and Recovery House because Chippewa County pays higher rent for those units than what we would charge our typical tenants, and the rents received for those cooperatives are adequate to cover the property expenses. We have not raised the rent for the remaining 37 rental units since 2016, but our costs to manage and maintain these properties continues to increase each year. While the timing might not be ideal since we are still dealing with the impacts of COVID-19, we do not feel that tenants will be upset by the rent increase, and the increase is fairly small so it should not place a financial burden on the current tenants.

RESOLUTION 2021-01

Resolution to Apply for HUD Foster Youth to Independence Vouchers

WHEREAS Chippewa County Housing Authority currently administers the Housing Choice Voucher Program for eligible households in Chippewa County; and

WHEREAS HUD released Notice PIH 2020-28 to announce the availability of up to \$10 million for Foster Youth to Independence Vouchers that are available on a non-competitive basis to PHAs that partner with public child welfare agencies (PCWA) to identify FUP-eligible youth; and

WHEREAS HUD Foster Youth to Independence Vouchers can be used to provide rental assistance for up to 36 months to eligible youth who have attained at least 18 years and not more than 24 years of age, have left foster care, or will leave foster care within 90 days, and is homeless or at risk of becoming homeless at age 16 or older; and

WHEREAS HUD requires that the PCWA provide or secure a commitment of supportive services for participating youth to assist the youth in achieving self-sufficiency for a period of 36 months to eligible youth receiving assistance; and

WHEREAS Chippewa County Department of Human Services and the regional provider, Family and Children's Center, have indicated a need for five Foster Youth to Independence Vouchers to assist Chippewa County youth who have or will soon age out of foster care; and

WHEREAS the Family and Children's Center has agreed to provide the required supportive services to youth who are assisted through the Foster Youth to Independence initiative; and

WHEREAS Chippewa County Housing Authority can ensure adequate capacity to administer at least five Foster Youth to Independence Vouchers.

NOW THEREFORE BE IT RESOLVED THAT the Commission approves the submission of an application for HUD Foster Youth to Independence Vouchers.

Dated this day 25th day of January 2021

Gregory Hoffman, Chairman

Art Klingenberg, Commissioner

David Jankoski, Vice Chairman

Colleen Danielson, Commissioner

RESOLUTION 2021-02

RESOLUTION TO INCREASE THE RENT AT UNITS OWNED BY CHIPPEWA COUNTY HOUSING AUTHORITY

WHEREAS Chippewa County Housing Authority owns and manages 44 rental units, including single family and multi-family residences that are offered to tenants at affordable rates; and

WHEREAS the cost of maintenance, utilities and capital improvements increase each year; and

WHEREAS the rent was increased for five units at Auction Mart apartments in Stanley, WI on 9/1/20; and

WHEREAS the rent received from Chippewa County for two units located at 314 E. Grand Avenue, Chippewa Falls (Recovery House) and 716 E. Grand Avenue, Chippewa Falls (Hope House) remains adequate to cover expenses; and

WHEREAS the last rent increase for other units owned by the Authority occurred five years ago on 1/1/16; and

WHEREAS the rents currently being charged are below the fair market rents allowed by HUD and are below the market rents being charged by other landlords for similar units; and

WHEREAS in review of the income and expenses, it appears that the capital improvements that will be required will exceed the amount of income derived from tenant rents.

NOW THEREFORE BE IT RESOLVED THAT the Chippewa County Housing Authority Commission approves a rent increase of \$10 per month for all rental units, excluding those specifically listed above, owned by the Authority effective 4/1/21 and another rent increase of \$10 per month for all rental units, excluding those specifically listed above, owned by the Authority effective 4/1/22, or when lease terms allow after those dates.

Dated this 25th day of January 2021

Gregory Hoffman, Chairman

Art Klingenberg, Commissioner

Dave Jankoski, Vice Chairman

Colleen Danielson, Commissioner

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING DECEMBER 2020

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,119,965.41	\$419,110.77	\$8,680.68	\$280,262.42	\$382,558.58	\$1,029,352.96
RECEIPTS	\$265,547.96	\$60,603.07	\$0.00	\$295.00	\$170,453.34	\$34,196.55
DISBURSEMENTS	\$465,245.52	\$86,305.31	\$56.16	\$0.00	\$160,979.61	\$217,904.44
BALANCE	\$1,920,267.85	\$393,408.53	\$8,624.52	\$280,557.42	\$392,032.31	\$845,645.07
Math check	\$1,920,267.85					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
Certified:						
		Date				
Chairman						

12:52 PM

01/19/21

Accrual Basis

NEW Chippewa Co Housing Authority

GENERAL MANAGEMENT Account QuickReport

As of December 31, 2020

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						419,110.77
112.10 - NW Bank						419,110.77
112.1 - General/Mgmt						419,110.77
Deposit	12/01/2020			Deposit	1,666.67	420,777.44
Deposit	12/03/2020			Deposit	225.00	421,002.44
Deposit	12/03/2020			Deposit	225.00	421,227.44
Deposit	12/03/2020			Deposit	38.25	421,265.69
Deposit	12/03/2020			Deposit	200.00	421,465.69
General Journal	12/03/2020	payroll		Net Pay	-13,801.29	407,664.40
General Journal	12/03/2020	payroll		EE HSA - Pretax	-395.00	407,269.40
Check	12/04/2020	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 12/03/20 payroll	-923.00	406,346.40
Check	12/09/2020	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 12/3/20 payroll	-4,667.49	401,678.91
Deposit	12/10/2020			Deposit	225.00	401,903.91
Check	12/11/2020	ACH	Verizon Wireless	Acct # 442197098-00001	-110.69	401,793.22
Check	12/14/2020	15345	Shadick's	Sunrise Village gift baskets	-135.87	401,657.35
Check	12/14/2020	15346	VALERIE PRUEHER	November mileage	-28.05	401,629.30
Check	12/14/2020	15347	RICK D ENDRES	November reimbursements	-504.20	401,125.10
Check	12/14/2020	15348	Joel Weiss	November mileage	-704.31	400,420.79
Check	12/14/2020	15349	MENARDS EAU CLAIRE EAST	Acct # 30530491	-105.98	400,314.81
Check	12/14/2020	15350	Drug Test Midwest LLC	Inv #23001	-70.50	400,244.31
Check	12/14/2020	15351	Jacobsons Hardware	Acct # 68400	-14.68	400,229.63
Check	12/14/2020	15352	Bauman Associates, Ltd	Client # 50694000 Invoice # 107063	-196.00	400,033.63
Check	12/14/2020	15353	Andy Clay	11/3 - 11/28/20 Inspections	-740.00	399,293.63
Check	12/14/2020	15354	Housing Data System Inc	Client # 6276 Inv # 2020-10935	-3,870.00	395,423.63
Check	12/14/2020	15355	Securian Financial Group	Policy # 002832L & 76038	-279.34	395,144.29
Check	12/14/2020	15356	HOUSING AUTHORITY ACCOUNTING SPEC...	November accounting services	-1,458.26	393,686.03
Check	12/14/2020	15357	Star Marking Systems	Inv # 30514	-22.55	393,663.48
Check	12/14/2020	15358	Unemployment Insurance	Acct # 697468-000-8	-243.19	393,420.29
General Journal	12/14/2020	GL21033		November reimbursement - deposit	56.16	393,476.45
General Journal	12/17/2020	payroll		Net Pay	-12,844.37	380,632.08
General Journal	12/17/2020	payroll		EE HSA - Pretax	-395.00	380,237.08
Check	12/17/2020	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 12/17/20 payroll	-923.00	379,314.08
Deposit	12/17/2020			Deposit	200.00	379,514.08
Deposit	12/17/2020			Deposit	225.00	379,739.08
Deposit	12/17/2020			Deposit	270.00	380,009.08
Deposit	12/17/2020			Deposit	437.40	380,446.48
Deposit	12/17/2020			Deposit	5,857.53	386,304.01
Deposit	12/17/2020			Deposit	471.00	386,775.01
Deposit	12/17/2020			Deposit	11,944.08	398,719.09
Deposit	12/17/2020			Deposit	175.05	398,894.14
Deposit	12/17/2020			Deposit	417.57	399,311.71
Deposit	12/17/2020			Deposit	284.97	399,596.68
Check	12/18/2020	ACH	State of Wisconsin Health Insurance	January 2021 Health Insurance	-6,853.22	394,296.67
Check	12/23/2020	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 12/17/20 payroll	-4,396.03	389,900.64
Check	12/28/2020	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for November 2020	-5,432.84	384,467.80
Check	12/28/2020	15363	DEPARTMENT OF PUBLIC UTILITIES	9/1 - 12/1/20 water/sewer	-2,188.43	382,279.37
Check	12/28/2020	15364	MENARDS EAU CLAIRE EAST	Acct # 30530491	-16.83	382,262.54
Check	12/28/2020	15365	Delta Dental	1/1 - 1/31/2021 Dental & Vision Plans	-344.44	381,918.10
Check	12/28/2020	15366	ELAN FINANCIAL SERVICES	Acct # 4798 5100 6375 8326	-165.49	381,752.61
Check	12/28/2020	15367	Mark Babcock, CPA	Inv # 1062	-6,500.00	375,252.61
Check	12/28/2020	15368	L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0093695-IN	-710.00	374,542.61
Check	12/28/2020	15369	INDIANHEAD INSURANCE AGENCY INC	Policy # FD01328 Inv # 879449	-476.00	374,066.61
Check	12/28/2020	15370	Northern Business Products	Acct # 21557	-42.91	374,023.70
Deposit	12/29/2020			Deposit	450.00	374,473.70
Check	12/31/2020	State Tax	WISCONSIN DEPT OF REVENUE	State tax - 11/30/20 period	-1,595.53	372,878.17
General Journal	12/31/2020	payroll		Net Pay	-13,832.82	359,045.35
General Journal	12/31/2020	payroll		EE HSA - Pretax	-395.00	358,650.35
Check	12/31/2020	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 12/31/20 payroll	-923.00	357,727.35
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	775.71	358,503.06
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	3,461.74	361,964.80
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	954.36	362,919.16
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	70.50	362,989.66
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	241.51	363,231.17
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	2,155.00	365,386.17
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	3,294.00	368,680.17
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	3,168.44	371,848.61
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	792.04	372,640.65
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	8,614.41	381,255.06
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	2,840.03	384,095.09
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	6,013.44	390,108.53
General Journal	12/31/2020	GL21034		3rd Quarter Reimbursement	3,300.00	393,408.53
Total 112.1 - General/Mgmt					-25,702.24	393,408.53
Total 112.10 - NW Bank					-25,702.24	393,408.53
Total 112 - Cash Restricted					-25,702.24	393,408.53
TOTAL					-25,702.24	393,408.53

12:58 PM

01/19/21

Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of December 31, 2020

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						8,680.68
112.10 · NW Bank						8,680.68
112.15 · Vision						8,680.68
General Journal	12/14/2020	GL21033		November reimbursement - payment	-56.16	8,624.52
Total 112.15 · Vision					-56.16	8,624.52
Total 112.10 · NW Bank					-56.16	8,624.52
Total 112 · Cash Restricted					-56.16	8,624.52
TOTAL					-56.16	8,624.52

1:00 PM

01/19/21

Accrual Basis

NEW Chippewa Co Housing Authority

HCRI Account QuickReport

As of December 31, 2020

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						280,262.42
112.10 · NW Bank						280,262.42
112.11 · HCRI-No post account						280,262.42
112.114 · RL Homebuyer/Homeowner Asst						87,113.49
Total 112.114 · RL Homebuyer/Homeowner Asst						87,113.49
112.112 · HCRI-Admin RL						50,247.83
Total 112.112 · HCRI-Admin RL						50,247.83
112.111 · HCRI-Activity RENTAL/SEC.DEP						142,901.10
Deposit	12/03/2020			Deposit	81.00	142,982.10
Deposit	12/10/2020			Deposit	157.00	143,139.10
Deposit	12/10/2020			Deposit	25.00	143,164.10
Deposit	12/17/2020			Deposit	32.00	143,196.10
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					295.00	143,196.10
Total 112.11 · HCRI-No post account					295.00	280,557.42
Total 112.10 · NW Bank					295.00	280,557.42
Total 112 · Cash Restricted					295.00	280,557.42
TOTAL					295.00	280,557.42

01/19/21

SECT 8

Section 8 Account QuickReport

As of December 31, 2020

Type	Date	Num	Name	Amount	Balance
1111 - Northwestern Bank					382,558.58
1111.1 - ADMIN ACCOUNT					286,609.70
Deposit	12/01/2020			17,692.00	304,301.70
Check	12/01/2020	Admin Port	ADMIN PORTABLES	-135.00	304,166.70
Check	12/14/2020	26514	CHIPPEWA COUNTY HOUSING A...	-5,857.53	298,309.17
Deposit	12/31/2020			68.34	298,377.51
Total 1111.1 - ADMIN ACCOUNT				11,767.81	298,377.51
1111.2 - NW CHECKING					40,271.60
Deposit	12/01/2020			143,039.00	183,310.60
Check	12/01/2020	Rent Checks	RENT CHECKS	-125,306.00	58,004.60
Check	12/01/2020	26502	RENT CHECKS	-159.00	57,845.60
Check	12/01/2020	26503	RENT CHECKS	-796.00	57,049.60
Check	12/01/2020	26504	RENT CHECKS	-146.00	56,903.60
Check	12/01/2020	26505	RENT CHECKS	-199.00	56,704.60
Check	12/01/2020	26506	RENT CHECKS	-11.00	56,693.60
Check	12/01/2020	26507	RENT CHECKS	-935.00	55,758.60
Check	12/01/2020	26508	RENT CHECKS	-294.00	55,464.60
Check	12/01/2020	26509	RENT CHECKS	-29.00	55,435.60
Check	12/01/2020	26510	RENT CHECKS	-283.00	55,152.60
Check	12/01/2020	26511	RENT CHECKS	-2,422.00	52,730.60
Check	12/01/2020	26512	RENT CHECKS	-369.00	52,361.60
Check	12/01/2020	26513	RENT CHECKS	-347.00	52,014.60
Deposit	12/08/2020			1,740.00	53,754.60
Payment	12/10/2020	647	AUDORFF, CLAYTON f	44.00	53,798.60
Payment	12/10/2020	2012	Perry, Jennifer / Hazelton, Travis - F	50.00	53,848.60
Payment	12/10/2020	10843390618	CARRARA, BRYAN f	98.00	53,946.60
Payment	12/10/2020	314629	Vajgrt, Kristine f	25.00	53,971.60
Payment	12/10/2020	317173	Vajgrt, Kristine f	25.00	53,996.60
Payment	12/17/2020	317963	DAVIS, SHANNON & BETTY f	100.00	54,096.60
Payment	12/17/2020	417580	Mitchell, Tom & Fasbender Heather f	30.00	54,126.60
Payment	12/29/2020		Moucha, Barry f	186.00	54,312.60
Total 1111.2 - NW CHECKING				14,041.00	54,312.60
1111.5 - Mainstream HAP					1,561.00
Deposit	12/01/2020			5,311.00	6,872.00
Check	12/01/2020	Rent Checks	RENT CHECKS	-10,778.00	-3,906.00
Check	12/01/2020	26511	RENT CHECKS	-498.00	-4,404.00
Total 1111.5 - Mainstream HAP				-5,965.00	-4,404.00
1111.6 - Mainstream Admin					-5,024.34
Deposit	12/01/2020			171.00	-4,853.34
Check	12/14/2020	26515	CHIPPEWA COUNTY HOUSING A...	-471.00	-5,324.34
Deposit	12/21/2020			1,874.00	-3,450.34
Total 1111.6 - Mainstream Admin				1,574.00	-3,450.34
1111.8 - Cares Act (COVID-19) Admin - 2					37,209.21
Check	12/14/2020	26516	CHIPPEWA COUNTY HOUSING AU...	-11,944.08	25,265.13
Total 1111.8 - Cares Act (COVID-19) Admin - 2				-11,944.08	25,265.13
1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank				9,473.73	392,032.31
TOTAL				9,473.73	392,032.31

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As of December 31, 2020

Type	Date	Num	Name	Amount	Balance
113 · Federal Funds-NW Bank Acct					1,029,352.96
115 · Shop Checking Account					71,806.60
115.1 · ACTIVITY					66,388.52
Total 115.1 · ACTIVITY					66,388.52
115.2 · ADMIN					5,418.08
Total 115.2 · ADMIN					5,418.08
Total 115 · Shop Checking Account					71,806.60
113.79 · LHR					44,688.22
Total 113.79 · LHR					44,688.22
113.799 · LHC/LHR Admin					155.59
Total 113.799 · LHC/LHR Admin					155.59
113.994 · TBRA					-12,445.58
113.095 · 2019 Activity					-12,791.00
Check	12/01/2020	Dir Dep	TBRA RENT CHECKS	-4,146.00	-16,937.00
Deposit	12/03/2020			8,620.00	-8,317.00
Check	12/14/2020	10166	Chippewa County Housing Authority	-270.00	-8,587.00
Check	12/28/2020	10175	Reed Home & Commercial Services, LLC	-1,000.00	-9,587.00
Check	12/28/2020	10176	Andy Olson	-1,224.00	-10,811.00
Check	12/28/2020	10177	WHPC Songbird Chippewa Falls	-654.00	-11,465.00
Deposit	12/29/2020			4,411.00	-7,054.00
Total 113.095 · 2019 Activity					5,737.00
113.094 · 2019 Admin					-865.60
Deposit	12/03/2020			862.00	-3.60
Check	12/14/2020	10165	Chippewa County Housing Authority	-437.40	-441.00
Deposit	12/29/2020			441.00	0.00
Total 113.094 · 2019 Admin					865.60
113.093 · 2017 ADMIN					-1,196.22
Total 113.093 · 2017 ADMIN					-1,196.22
113.092 · 2017 ACTIVITY					-124.60
Total 113.092 · 2017 ACTIVITY					-124.60
113.091 · 2016 ACTIVITY					2,531.84
Total 113.091 · 2016 ACTIVITY					2,531.84
Total 113.994 · TBRA					6,602.60
113.952 · REV LOAN NSP					88,913.07
Payment	12/03/2020	10266	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Lead Birc...	197.43	89,110.50
Deposit	12/03/2020			113.33	89,223.83
Payment	12/03/2020	10265	Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sharon L...	198.65	89,422.48
Deposit	12/03/2020			112.35	89,534.83
Payment	12/17/2020	2034	Bohman,Daniel and Tina 90602:Current	319.46	89,854.29
Deposit	12/17/2020			180.54	90,034.83
Payment	12/17/2020	317962	Davis, Shannon & Betty 90607:Current	320.66	90,355.49
Deposit	12/17/2020			194.34	90,549.83
Deposit	12/17/2020			460.00	91,009.83
Payment	12/29/2020	10277	Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sharon L...	213.59	91,223.42
Deposit	12/29/2020			97.41	91,320.83
Payment	12/29/2020	10278	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Lead Birc...	212.73	91,533.56
Deposit	12/29/2020			98.27	91,631.83
Total 113.952 · REV LOAN NSP					2,718.76
113.957 · Revolving loan Admin NSP					21,294.77
Total 113.957 · Revolving loan Admin NSP					21,294.77
113.81 · Other non revolving loan					53,407.53
Deposit	12/03/2020			225.00	53,632.53
Deposit	12/03/2020			230.00	53,862.53
Deposit	12/03/2020			75.00	53,937.53
Deposit	12/10/2020			146.00	54,083.53

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Type	Date	Num	Name	Amount	Balance
Deposit	12/10/2020			170.00	54,253.53
Deposit	12/17/2020			245.00	54,498.53
Deposit	12/17/2020			200.00	54,698.53
Deposit	12/17/2020			185.00	54,883.53
Check	12/28/2020	10182	City of Chippewa Falls	-2,044.00	52,839.53
Check	12/28/2020	10183	Brian and Denise Garrett	-27.98	52,811.55
Check	12/28/2020	10184	City of Cornell	-1,439.65	51,371.90
Check	12/28/2020	10185	City of Chippewa Falls	-1,019.81	50,352.09
Check	12/28/2020	10186	City of Stanley	-1,341.89	49,010.20
Check	12/28/2020	10187	Town of Sampson	-526.19	48,484.01
Check	12/28/2020	10188	City of Chippewa Falls	-2,536.18	45,947.83
Check	12/28/2020	10189	City of Chippewa Falls	-2,800.00	43,147.83
Check	12/28/2020	10190	VILLAGE OF LAKE HALLIE	-3,078.24	40,069.59
Check	12/28/2020	10191	VILLAGE OF LAKE HALLIE	-3,263.21	36,806.38
Check	12/28/2020	10192	VILLAGE OF LAKE HALLIE	-2,952.49	33,853.89
Check	12/28/2020	10193	City of Stanley	-1,906.69	31,947.20
Check	12/28/2020	10194	Ms. Shauntia Hale	-593.69	31,353.51
Deposit	12/29/2020			170.00	31,523.51
Deposit	12/29/2020			260.00	31,783.51
Deposit	12/29/2020			120.00	31,903.51
Total 113.81 - Other non revolving loan				-21,504.02	31,903.51
112.1 - RENTAL REHAB					65,896.11
112.16 - Rev. Loan Admin					9,319.76
Total 112.16 - Rev. Loan Admin					9,319.76
112.14 - Revolving Loan					56,576.35
Payment	12/03/2020	2526	Venzke, Donald - 245 Pine 3%	188.04	56,764.39
Deposit	12/03/2020			19.12	56,783.51
Payment	12/03/2020	1884	Marsh, Ariel 5%	358.68	57,142.19
Deposit	12/03/2020			41.32	57,183.51
Payment	12/10/2020	3860	Hanson, Mervin 3% 120.00/month	114.86	57,298.37
Deposit	12/10/2020			5.14	57,303.51
Total 112.14 - Revolving Loan				727.16	57,303.51
Total 112.1 - RENTAL REHAB				727.16	66,623.27
113.110 - RL Special Projects Account					11,095.60
Total 113.110 - RL Special Projects Account					11,095.60
113.70 - HOME Revolving Loan Accounts					710,408.67
113.87 - Home Revolving Loan Funds					599,271.96
Deposit	12/03/2020			2,000.00	601,271.96
Payment	12/03/2020	5001/5...	Hinke, Julie 5% (Ameson):CURRENT LOAN	353.56	601,625.52
Deposit	12/03/2020			221.44	601,846.96
Payment	12/03/2020	9113	REITAN, JOHN & TARA 5%:CURRENT	414.99	602,261.95
Deposit	12/03/2020			112.01	602,373.96
Payment	12/03/2020	4303	Svoma, Kris - 5%:current	319.76	602,693.72
Deposit	12/03/2020			120.39	602,814.11
Payment	12/03/2020	6606	Isham, Diane E 5%:2nd Loan	213.02	603,027.13
Deposit	12/03/2020			27.98	603,055.11
Payment	12/03/2020	4801	McKenna, Mary 5%:2nd Mort	280.31	603,335.42
Deposit	12/03/2020			29.42	603,364.84
Payment	12/03/2020	316239	Isom, Diane 5%	204.10	603,568.94
Deposit	12/03/2020			17.90	603,586.84
Check	12/04/2020	10162	Caliber Title	-133,800.00	469,786.84
Check	12/04/2020	10163	Caliber Title	-31,000.00	438,786.84
Check	12/04/2020	10164	Dunn County Register of Deeds	-30.00	438,756.84
Payment	12/10/2020	1007	Weetz, David 1:1st Mtg 5%	231.00	438,987.84
Deposit	12/10/2020			271.35	439,259.19
Payment	12/10/2020	1203	Weycker, Jessica & Drangstveit, Jerid 5%	344.85	439,604.04
Deposit	12/10/2020			84.15	439,688.19
Payment	12/10/2020	26934...	Hale, Shauntia:Current Portion	309.12	439,997.31
Deposit	12/10/2020			320.88	440,318.19
Check	12/14/2020	10167	Prime Lending	-5,000.00	435,318.19
Check	12/14/2020	10168	Chippewa County Register of Deeds	-30.00	435,288.19
Check	12/14/2020	10169	Myers Septic Service LLC	-125.00	435,163.19

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Type	Date	Num	Name	Amount	Balance
Check	12/14/2020	10170	Craker Crane Service	-612.50	434,550.69
Check	12/14/2020	10171	Arrow Building Center	-14,310.94	420,239.75
Check	12/14/2020	10172	Chippewa County Housing Authority	-175.05	420,064.70
Check	12/14/2020	10173	Chippewa County Housing Authority	-417.57	419,647.13
Check	12/14/2020	10174	Chippewa County Housing Authority	-284.97	419,362.16
Payment	12/17/2020	7669	Similia, Kevin & Lisa	5,140.00	424,502.16
Payment	12/17/2020	9135	Lamberty, Lisa 5%:LOAN 2 DEFERRED	504.74	425,006.90
Deposit	12/17/2020			35.26	425,042.16
Payment	12/17/2020	8232	Jepson, Lori:Jepson, Lori 5% Current	596.47	425,638.63
Deposit	12/17/2020			158.53	425,797.16
Check	12/28/2020	10178	Xcel Energy	-25.94	425,771.22
Check	12/28/2020	10179	Xcel Energy	-19.06	425,752.16
Check	12/28/2020	10180	Xcel Energy	-31.17	425,720.99
Check	12/28/2020	10181	Chippewa County Treasurer	-674.24	425,046.75
Payment	12/29/2020	27049...	Hale, Shauntia:Current Portion	483.29	425,530.04
Deposit	12/29/2020			146.71	425,676.75
Payment	12/29/2020	9114	REITAN, JOHN & TARA 5%:CURRENT	234.85	425,911.60
Deposit	12/29/2020			262.15	426,173.75
Payment	12/29/2020	6609	Isham, Diane E 5%:2nd Loan	213.81	426,387.56
Deposit	12/29/2020			27.19	426,414.75
Payment	12/29/2020	77778...	Garrett, Brian C. & Denise J:Current Loan	315.19	426,729.94
Deposit	12/29/2020			164.81	426,894.75
Check	12/29/2020	ACH	Xcel Energy	-106.58	426,788.17
Total 113.87 · Home Revolving Loan Funds				-172,483.79	426,788.17
113.86 · Clark Co - HOME RLF					58,768.00
113.862 · Clark Co - HOME - Activity					52,891.20
Total 113.862 · Clark Co - HOME - Activity					52,891.20
113.861 · Clark Co - HOME - Admin					5,876.80
Total 113.861 · Clark Co - HOME - Admin					5,876.80
Total 113.86 · Clark Co - HOME RLF					58,768.00
113.72 · Self/Help					-37.59
113.77 · Admin					53,806.17
Total 113.77 · Admin					53,806.17
113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts				-172,483.79	537,924.88
113 · Federal Funds-NW Bank Acct - Other					-25,867.62
Deposit	12/31/2020			231.40	-25,636.22
Total 113 · Federal Funds-NW Bank Acct - Other				231.40	-25,636.22
Total 113 · Federal Funds-NW Bank Acct				-183,707.89	845,645.07
TOTAL				-183,707.89	845,645.07