

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY

MONDAY, JUNE 28, 2021 at 3:30 P.M.

**THE MEETING WILL BE HELD IN ROOM 16, CHIPPEWA COUNTY COURTHOUSE
711 N. BRIDGE ST., CHIPPEWA FALLS, WI**

The meeting will immediately follow the Section 8 Appeal Hearings which begin at 3:30 p.m.

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, May 24, 2021 Meeting
 3. Schedule next meeting date – July 26, 2021
5. Reports:
 1. Section 8 Mainstream Voucher Program Projected Shortfall
 2. Section 8 Program – COVID-19 Waivers Expiring 06/30/2021
 3. 3/31/21 Audit
 4. K. Heidtke Retirement and Hiring Update
 5. Update on Hope Village Community Center Project
 6. Update on 218 W. 1st Ave. Stanley
 7. Update on YouthBuild
6. Business Items:
 1. Approval of the Financial Reports for May 2021
 2. Authorization to Purchase CCHA Embroidered Shirts
 3. Authorization to Offer Full-Time Position to B. Starks Effective 01/03/2022
 4. Resolution 2021-8: To Amend the Housing Choice Voucher Administrative Plan
 5. Resolution 2021-9: To Purchase 17 W. Birch St., Chippewa Falls
7. Agenda Items for Future Consideration
 1. Annual Meeting 08/23/2021
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)
MONDAY, MAY 24, 2021 AT 3:30 P.M.
VIA OPEN CONFERENCE CALL**

1. CALL TO ORDER

Hoffman called the meeting to order at 3:30 p.m.

2. ROLL CALL

Members present: Danielson, Hoffman, Jankoski (arrived at 3:31 p.m.), Kingenberg, and McGill

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 April 26, 2021 meeting as printed, minutes of the April 26, 2021 Section 8 appeal hearing for B. Stahoski as printed, minutes of the April 26, 2021 Section 8 appeal hearing for N. Geise as amended to uphold the termination, and schedule the next meeting for June 28, 2021. Motion carried with all present voting aye.

5. REPORTS

1. Update on Hope Village Community Center Project: Oleson-Bue referenced the written report and noted that the Authority only received one proposal for the Motel Voucher Program case manager, which came from the Career Development Center – Outreach Office. Oleson-Bue stated that she had spoken with both WestCAP and Catholic Charities and neither organization was interested in submitting a proposal. Oleson-Bue further noted that the Request for Proposals for engineering services has been finalized and posted to the Authority's and City of Chippewa Falls' websites and sent to five local firms selected by Hope Village.

2. Update on 120 E. Oak St., Stanley: In addition to the written report, Oleson-Bue stated that the listing price includes an extra \$2,500.00 to contribute toward a storage shed purchase by the buyer if needed since the existing storage building was demolished and removed due to poor condition and lead based paint hazard.

3. Update on the Sale of 309 S. State St., Chippewa Falls: Oleson-Bue referenced the written report and provided additional details of the program requirements for the purchase mortgage. Oleson-Bue noted that the tenant is now working with a local lender, but the Authority has not received a new offer to purchase as of yet.

4. Update on YouthBuild: Oleson-Bue referenced the written report, Jankoski asked how it transpired that Ashley Construction volunteered their labor to assist and oversee the youth in finishing the property at 910 Bluff View Circle, Chippewa Falls. Oleson-Bue stated that the owner of Ashley Construction serves on the board for Workforce Resource, Inc. and offered his company's assistance when he heard that the foreman was leaving his position. Oleson-Bue and the Commissioners appreciate Ashley Construction's generous donation of labor to the Chippewa YouthBuild program.

6. BUSINESS ITEMS

1. Approval of the 3/31/22 Budget: Oleson-Bue referenced the written reports and called attention to new income sources and the temporary nature of the CDBG-CV Hope Village grant administrative fee income. Oleson-Bue noted that the budget includes a 2% cost of living increase for all staff. Danielson questioned the source of the donation income as listed on the budget; Oleson-Bue stated that the donation income comes from United Way of the Greater Chippewa Valley and Rutledge Charities to support the Tenant

Based Rental Assistance program administration and case management expenses. Oleson-Bue further noted that the Authority does not intend to apply for future funding from United Way, as the TBRA program has changed focus to accepting applications exclusively from persons fleeing domestic violence and the Family Support Center does not charge the Authority for case management and advocacy services to program participants. McGill questioned the process for anticipating CDBG revolving loan income. Oleson-Bue stated that it is difficult to anticipate this income due to the length of time it can take for projects to be completed. Oleson-Bue intends to develop a tracking system for projects based on municipal funding source and the aggregate project funds that are mortgaged but not yet spent on projects in progress, as that will give a more accurate assessment of administrative fee income for the coming year. Oleson-Bue noted that for the proposed budget, she looked at the number of projects in progress and applicants on the waiting list for each municipality to determine income estimates. Klingenberg and Hoffman made a motion to approve the 3/31/22 budget as printed. Motion carried with all present voting aye.

2. Approval of the Financial Reports for March 2021: Oleson-Bue referenced the written reports and noted that there was excess revenue in the 3/31/21 fiscal year. Hoffman called for questions. There were none. Jankoski and Danielson made a motion to approve the financial reports for March 2021 as presented. Motion carried with all present voting aye.

3. Approval of the Financial Reports for April 2021: Oleson-Bue referenced the written reports. Hoffman called for questions. There were none. McGill and Hoffman made a motion to approve the financial reports for April 2021 as presented. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Jankoski requested an update on the neighboring garage that received damage from the burn at 218 W. 1st Ave. Stanley. Oleson-Bue noted that there will be a staffing update, as the Authority's administrative assistant has given notice of her early retirement. McGill suggested that Oleson-Bue put together a budget for approval to provide CCHA printed shirts for staff as an appreciation for their hard work which resulted in excess revenue for the 3/31/21 fiscal year end.

8. ADJOURNMENT

Jankoski and Klingenberg made a motion to adjourn at approximately 3:59 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

6/28/2021

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Greg Hoffman
Chair

Date

Attachment to the Agenda of the June 28, 2021 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting

Reports:

1. **Section 8 Mainstream Voucher Program Projected Shortfall:** We have received notification from HUD's Shortfall Prevention Team (SPT) of a projected shortfall for our mainstream program for calendar year 2021. This means that the funds allocated to the program are not adequate to cover our actual costs as projected for the duration of the year. We will be working closely with our portfolio management specialist in the Milwaukee field office and a member of HUD's SPT to identify and implement cost saving measures. If we are still in projected shortfall later in the year, we should be eligible to apply for set-aside funds from HUD.
2. **Section 8 Program - COVID-19 Waivers Expiring 06/30/2021:** In April 2020, HUD provided many statutory and regulatory waivers for administration of the Section 8 programs in response to COVID-19. The waivers have been extended numerous times by HUD. Waivers that have been implemented by the Authority are listed on our website at: <https://www.co.chippewa.wi.us/community/housing-authority/housing-choice-voucher-rental-assistance>. HUD has provided notification that the waivers can be extended through 12/31/2021. However, the waivers are optional and the Authority has not been able to determine a local need to extend the waivers, so they will expire on 6/30/2021.
3. **03/31/2021 Audit:** The Authority's auditor, Mark Babcock, is scheduled to come for his initial field work on Thursday, June 24th. We have been busy pulling reports and information that he has requested in preparation for his visit.
4. **K. Heidtke Retirement and Hiring Update:** On May 21st Kara gave notice that she will be taking an early retirement and that her last day with the Authority will be on 06/30/2021. We have hired her replacement, Patti Kraegenbrink, who began employment with us on 06/21/2021. She will be training with Kara through the end of this month, so we are hoping for a fairly smooth transition.
5. **Update on Hope Village Community Center Project:** The Environmental Review Record (ERR) and Environmental Assessment (EA) have been approved by the Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) Environmental Desk. We are still waiting for a signed contract from the State, and so we cannot obligate any project funds until that time. We put engineering services out for bid with a 6/11/2021 deadline. No proposals were submitted, so we gathered feedback and made some adjustments to allow more time for design work. We have put it back out for bid with a 7/02/2021 deadline for proposals. The architect has provided plans for the community center renovation. Our building inspector, Joel, will be meeting with the architect and Mike Cohoon (Hope Village) at the project site to discuss the plans and make any necessary adjustments. Mike had volunteers out there doing some demolition work to save on project costs.
6. **Update on 218 W. 1st Ave. Stanley:** This is the property that we burned in cooperation with Chippewa Valley Technical College (CVTC) and the Stanley Fire Department. During the burn, there was some damage to the neighbor's garage siding. CVTC assumed liability for the damage and has worked with the homeowner to replace the siding.

We have gotten some estimates for the cost of building a modular home and new construction "stick-built." At this time, the estimate for a 1,476 sq. ft. modular home is approximately \$274,700. The estimated cost for a stick-built home is \$150 - \$200 per sq. ft. We have a four bedroom, two bathroom blueprint that comes to 1,308 sq. ft. with a cost of \$261,600 on the high end. We have heard that lumber prices are forecast to come down, but this is not yet reflected in the market. We also have about \$50,000 already invested in that property with the acquisition and holding costs. We have asked a real estate agent to look into comparable new construction homes in Stanley to see what they are selling for. We may end up taking a loss with program funds on this property.

- 7. Update on YouthBuild:** Ashley Construction is continuing to work with the youth to finish the home at 910 Bluff View Circle, Chippewa Falls. The youth have been inconsistent with attendance on the job site, so the work is taking longer than expected. The homebuyer has selected paint, trim and flooring options. The youth are currently working on painting the interior and then will begin laying the flooring and hanging cabinets. We are scheduled to close on or before July 30, 2021. We may need to extend the closing date, depending on the progress that is made over the next few weeks.

We just received notice that Workforce Resource, Inc. was not selected for another YouthBuild grant, so we are brainstorming ideas of how to keep the program going without the funding from the Department of Labor.

Business Items:

- 1. Approval of the Financial Reports for May 2021:** The Financial Reports are enclosed with the meeting packet.
- 2. Authorization to Purchase CCHA Embroidered Shirts:** As suggested at the last meeting, I have obtained quotes for CCHA embroidered shirts. We would like to purchase a short-sleeved polo shirt and a long-sleeved zip up fleece for each staff member (13 of each type; 26 total). The lowest quote was from Fleet Feet in Eau Claire for a total cost of \$695.74. The price may increase a small amount because some sizes cost a bit more. I am requesting authorization to move forward with purchasing these shirts for CCHA staff members.
- 3. Authorization to Offer Full-Time Position to B. Starks Effective 01/03/2022:** Brian is our Housing Specialist for the Section 8 Housing Choice Voucher program. He began employment with the Authority in December 2020. He has approached me to inquire about options that might be available for him to increase his hours to full-time. He is currently a 32 hour per week employee. After having conversations with the two Team Leaders and with our Fiscal Manager, I believe it would be a good plan to increase Brian's status to 40 hours per week at the start of the 2022 calendar year. I would add property management of the Authority's rental units to his workload. Currently, the property management function is performed by Valerie and it takes up about 20% of her time, or an average of 8 hours each week. Valerie is planning to retire at the end of calendar year 2022, and it would be optimal to have Brian take on this task while Valerie is still working with us so that she can train him and be available for questions. The additional cost to the agency for Brian's salary and benefits would be reimbursed by the rental units. This would free up some of Valerie's time so that she can complete more CDBG home repair and homebuyer projects which will bring in additional revenue through administrative fee as a percentage of project dollars spent. Brian has already shown himself to be a valuable asset to the Authority and I think this will be a good addition to his workload and will increase the likelihood that we can retain him on staff.

4. **Resolution 2021-8: To Amend the Housing Choice Voucher Administrative Plan:** We contract with a company called Nan McKay to provide annual regulatory updates to the Section 8 administrative plan. As we were updating the required language in our administrative plan to reflect current HUD regulations, we came across an area where our individual policy needs to be updated. The current language states: "The PHA has included an allowance for air-conditioning in its schedule. Central air-conditioning or a portable air conditioner must be present in a unit before the PHA will apply this allowance to a family's rent and subsidy calculations." We are proposing to change this to the following: "The PHA has included an allowance for air-conditioning in its schedule. Air conditioning must be listed as a tenant-paid utility on the Request for Tenancy Approval form before the PHA will apply this allowance to a family's rent and subsidy calculations."
5. **Resolution 2021-9: To Purchase 17 W. Birch St., Chippewa Falls:** The City Planner, Brad Hentschel, was contacted by the owner's daughter inquiring if the City was interested in purchasing the property. Since the Authority also serves as the Housing Authority for City of Chippewa Falls, Brad forwarded the information to us. This is a four bedroom home located downtown. The home needs a fair amount of rehabilitation, much of which can be completed by our maintenance staff person, Rick. Items that would need to be contracted include: roof, windows, flooring installation, and some electrical. We are in an accepted offer to purchase (pending commission approval) to purchase the home for \$70,000.00 and include up to \$3,000.00 for closing costs. The Authority would purchase the home, make any necessary repairs, and then maintain the property as an affordable rental unit for low income households. The Authority has some old rental rehab funds in the amount of \$62,500.00 that can be used toward the acquisition. The remaining funds for the acquisition would come from the Authority's general management account which will get reimbursed over time through rental revenue. We will plan to use Community Development Block Grant revolving loan funds for the necessary repairs.

RESOLUTION 2021-8

Resolution to Amend the Housing Choice Voucher Administrative Plan Regarding the Air-Conditioning Utility Allowance

WHEREAS the Department of Housing and Urban Development (HUD) provides regulations and guidance for administration of the Housing Choice Voucher Program; and

WHEREAS HUD provides regulations regarding the utility allowance calculations to determine rent and subsidy calculation for participating families; and

WHEREAS HUD regulation states that an allowance for air-conditioning must be provided when the majority of housing units in the market have central air-conditioning or are wired for tenant-installed air conditioners; and

WHEREAS HUD provides flexibility in some areas of program administration for the local Authority to implement its' own policies; and

WHEREAS in the past, Chippewa County Housing Authority's Administrative Plan Policy has included language stating that central air-conditioning or a portable air conditioner must be present in a unit before the PHA will apply this allowance to a family's rent and subsidy calculations; and

WHEREAS unit inspections are completed year-round and portable air conditioners are generally placed only during the summer months and may not be present when the unit is inspected, particularly if the unit is inspected during the winter or spring months; and

WHEREAS it is administratively burdensome to re-inspect units solely for the purpose of providing an air-conditioning allowance to the family.

NOW THEREFORE BE IT RESOLVED THAT the Commission approves amending the Administrative Plan to state that air-conditioning must be listed as a tenant-paid utility on the Request for Tenancy Approval form before the PHA will apply this allowance to a family's rent and subsidy calculations.

Dated this day 28th day of June 2021

Gregory Hoffman, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner

RESOLUTION 2021-9

Resolution to Purchase 17 W. Birch St. Chippewa Falls to Create Affordable Rental for Large, Low-Income Households

WHEREAS there is a shortage of three and four bedroom rental units in Chippewa County that are affordable for low income households; and

WHEREAS this shortage is present because private owners and developers are reluctant to create large bedroom rental units due to low profit margins on such projects; and

WHEREAS Chippewa County Housing Authority has funds available through the HOME Rental Rehab program that could be used toward the purchase of rental property; and

WHEREAS Chippewa County Housing Authority has management funds available that could also be used toward the purchase of rental property; and

WHEREAS Community Development Block Grant revolving loan funds are available that could be used for necessary repairs to the property; and

WHEREAS Chippewa County Housing Authority has identified a property that is for sale by owner located at:

17 W. Birch St., Chippewa Falls, WI 54729

NOW THEREFORE BE IT RESOLVED THAT Chippewa County Housing Authority is authorized to purchase said property up to a maximum amount of \$75,000.00.

BE IT FURTHER RESOLVED THAT the Executive Director is authorized to negotiate the purchase of said property and to sign all documents associated with the purchase of said property.

Dated this day 28th day of June 2021

Gregory Hoffman, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner

10:27 AM

06/22/21

Accrual Basis

NEW Chippewa Co Housing Authority
Profit & Loss Budget Performance
May 2021

	May 21	Budget	Apr - May 21	YTD Budget	Annual Bud...
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	3,841.00	3,199.00	5,341.00	6,398.00	78,288.00
704 · Interest Income-712	242.25	333.33	495.79	666.66	3,999.96
705 · Donation income-715	16,666.67	16,666.67	18,333.34	18,333.34	35,000.04
717 · Income-715	0.00	0.00	0.00	0.00	0.00
731 · TBRA Admin-715	655.30	750.00	655.30	1,500.00	9,000.00
738 · Admin Income-715	-3,143.00	11,375.00	-3,143.00	22,750.00	428,049.98
4999 · Uncategorized Income-715	0.00	0.00	0.00	0.00	0.00
Total Income	<u>18,262.22</u>	<u>32,324.00</u>	<u>21,682.43</u>	<u>49,648.00</u>	<u>554,337.98</u>
Gross Profit	18,262.22	32,324.00	21,682.43	49,648.00	554,337.98
Expense					
909 · Contract Service-973	1,671.00	1,250.00	1,671.00	2,350.00	13,700.00
910 · CCHA Per Diem-973	0.00	0.00	0.00	0.00	1,680.00
911 · Salaries-911	30,115.11	33,877.92	71,280.75	67,755.84	384,491.04
912 · Audit Fees-912	0.00	0.00	0.00	0.00	3,250.00
915 · Employee Benefits-915	8,610.47	10,148.25	20,655.37	20,296.50	130,507.00
916 · Other Operating-Admin-916	593.67	700.00	1,116.64	1,445.00	17,890.00
943 · Maintenance-Contract Costs-973	145.00	41.66	145.00	83.32	5,499.92
961 · Insurance Expenses-961	40.00	39.67	40.00	79.34	976.04
962 · Other General Expenses-962	2,464.75	1,780.82	2,732.80	3,561.64	219.84
9999 · Suspense AC Will Clear	0.00	0.00	0.00	0.00	0.00
Total Expense	<u>43,640.00</u>	<u>47,838.32</u>	<u>97,641.56</u>	<u>95,571.64</u>	<u>558,213.84</u>
Net Ordinary Income	-25,377.78	-15,514.32	-75,959.13	-45,923.64	-3,875.86
Other Income/Expense					
Other Expense					
999 · Capital Replacements	0.00	0.00	0.00	0.00	1,000.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-1,000.00</u>
Net Income	<u><u>-25,377.78</u></u>	<u><u>-15,514.32</u></u>	<u><u>-75,959.13</u></u>	<u><u>-45,923.64</u></u>	<u><u>-4,875.86</u></u>

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING MAY 2021

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,570,114.24	\$466,753.50	\$11,086.16	\$299,346.18	\$425,266.92	\$1,367,661.48
RECEIPTS	\$176,827.55	\$38,676.29	\$0.00	\$1,508.00	\$118,556.60	\$18,086.66
DISBURSEMENTS	\$266,839.62	\$62,347.03	\$362.50	\$2,042.11	\$171,967.91	\$30,120.07
BALANCE	\$2,480,102.17	\$443,082.76	\$10,723.66	\$298,812.07	\$371,855.61	\$1,355,628.07
Math check	\$2,480,102.17					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			6/28/2021			
			Date			
Chairman						

10:28 AM

06/22/21

Accrual Basis

NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of May 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						466,753.50
112.10 - NW Bank						466,753.50
112.1 - General/Mgmt						466,753.50
Deposit	05/03/2021			Deposit	1,666.67	468,420.17
Deposit	05/04/2021			Deposit	200.00	468,620.17
General Jo...	05/06/2021	payroll		Net Pay	-13,098.24	455,521.93
General Jo...	05/06/2021	payroll		EE HSA - Pretax	-395.00	455,126.93
Check	05/07/2021	Def Co...	WISCONSIN DEFERRED COMP PRO...	DEF COMP for 5/6/21 payroll	-923.00	454,203.93
Check	05/11/2021	15523	Housing Data System Inc	Client # 6276 Inv # 2021-11581	-145.00	454,058.93
Check	05/11/2021	15524	EXPRESS DISPOSAL	Cust No # 2477 Inv # 509658	-823.48	453,235.45
Check	05/11/2021	15525	NAN MCKAY & ASSOCIATES, INC	Inv # INV257289 Customer ID: CHI54...	-478.00	452,757.45
Check	05/11/2021	15526	Northern Business Products	Acct # 21557	-6.79	452,750.66
Check	05/11/2021	15527	HOUSING AUTHORITY ACCOUNTIN...	April accounting services	-1,188.26	451,562.40
Check	05/11/2021	15528	Andy Clay	4/1 - 4/28/2021 Inspections	-613.00	450,949.40
Check	05/11/2021	15529	Chippewa Valley Lawncare	April lawn care	-380.00	450,569.40
Check	05/11/2021	15530	L.E Phillips Career Dev Center	Customer # CHIAUT Inv # 0094909-IN	-1,136.00	449,433.40
Check	05/11/2021	15531	Securian Financial Group	Policy # 002832L & 76038	-253.39	449,180.01
Check	05/11/2021	15532	Star Marking Systems	Inv # 30764	-35.55	449,144.46
Check	05/11/2021	15533	Christensen Florist	Acct # 0038607	-121.32	449,023.14
Check	05/11/2021	15534	Wisconsin Dept of Financial Institutions	Notary Public Application - Janette Jaque	-20.00	449,003.14
Check	05/11/2021	15535	Wisconsin Dept of Financial Institutions	Notary Public Application - Lori Artz	-20.00	448,983.14
Check	05/11/2021	15536	IMT INSURANCE	Acct # N40027191	-20.00	448,963.14
Check	05/11/2021	15537	Kelly Begley	Ink Cartridge	-48.48	448,914.66
Check	05/11/2021	15538	Joel Weiss	April Mileage	-331.50	448,583.16
Check	05/11/2021	15539	VALERIE PRUEHER	April Mileage	-23.97	448,559.19
Check	05/11/2021	15540	RICK D ENDRES	April Mileage	-278.97	448,280.22
Check	05/11/2021	15541	The Nelrod Company	Inv # RU0004382S8	-299.00	447,981.22
Check	05/11/2021	15542	Eau Claire County Housing Authority	Tammy Christenson admin	-3,143.00	444,838.22
Check	05/12/2021	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 5/6/21 payroll	-4,370.14	440,468.08
Deposit	05/13/2021			Deposit	25.00	440,493.08
Deposit	05/13/2021			Deposit	655.30	441,148.38
Deposit	05/13/2021			Deposit	200.00	441,348.38
Deposit	05/13/2021			Deposit	1,489.65	442,838.03
Deposit	05/13/2021			Deposit	933.89	443,771.92
Deposit	05/13/2021			Deposit	1,115.09	444,887.01
Deposit	05/13/2021			Deposit	13,752.38	458,639.39
Deposit	05/13/2021			Deposit	604.87	459,244.26
Deposit	05/13/2021			Deposit	225.00	459,469.26
Deposit	05/13/2021			Deposit	225.00	459,694.26
Deposit	05/13/2021			Deposit	675.00	460,369.26
Check	05/17/2021	ACH	Verizon Wireless	Acct # 442197098-00001	-111.10	460,258.16
Check	05/20/2021	ACH	State of Wisconsin Health Insurance	June 2021 Health Insurance	-7,525.12	453,182.39
General Jo...	05/20/2021	payroll		Net Pay	-13,098.24	440,084.15
General Jo...	05/20/2021	payroll		EE HSA - Pretax	-395.00	439,689.15
Deposit	05/20/2021			Deposit	200.00	439,889.15
Deposit	05/20/2021			Deposit	675.00	440,564.15
Deposit	05/20/2021			Deposit	15,000.00	455,564.15
Check	05/21/2021	Def Co...	WISCONSIN DEFERRED COMP PRO...	DEF COMP for 5/20/21 payroll	-923.00	454,641.15
Check	05/24/2021	15549	Maddy Saffert	Fair Housing Coloring Contest Winner	-50.00	454,591.15
Check	05/24/2021	15550	Kennedy Harrington	Fair Housing Coloring Contest Winner	-50.00	454,541.15
Check	05/24/2021	15551	Macie Frendt	Fair Housing Coloring Contest Winner	-50.00	454,491.15
Check	05/24/2021	15552	IMT INSURANCE	Acct # N40042069	-20.00	454,471.15
Check	05/24/2021	15553	Bauman Associates, Ltd	Client # 50694000 Invoice # 109294	-385.00	454,086.15
Check	05/24/2021	15554	Delta Dental	6/1 - 6/30/2021 Dental & Vision Plans	-350.16	453,735.99
Check	05/24/2021	15555	DEPARTMENT OF PUBLIC UTILITIES	2/1 - 5/3/21 water/sewer	-1,257.03	452,478.96
Check	05/24/2021	15556	Jacobsons Hardware	Acct # 68400	-11.72	452,467.24
General Jo...	05/25/2021	GL2202		Vision - May reimbursement	362.50	452,829.74
Check	05/25/2021	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for April 2021	-5,598.40	447,231.34
Check	05/26/2021	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 5/20/21 payroll	-4,370.17	442,861.17
Deposit	05/30/2021			Deposit	221.59	443,082.76
Total 112.1 - General/Mgmt					-23,670.74	443,082.76
Total 112.10 - NW Bank					-23,670.74	443,082.76
Total 112 - Cash Restricted					-23,670.74	443,082.76
TOTAL					-23,670.74	443,082.76

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Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of May 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						11,086.16
112.10 - NW Bank						11,086.16
112.15 - Vision						11,086.16
General Journal	05/25/2021	GL2202		Vision - May reimbursement	-362.50	10,723.66
Total 112.15 - Vision					-362.50	10,723.66
Total 112.10 - NW Bank					-362.50	10,723.66
Total 112 - Cash Restricted					-362.50	10,723.66
TOTAL					-362.50	10,723.66

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Accrual Basis

NEW Chippewa Co Housing Authority HCRI Account QuickReport

As of May 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						
112.10 - NW Bank						299,346.18
112.11 - HCRI-No post account						299,346.18
112.114 - RL Homebuyer/Homeowner Asst						299,346.18
Payment	05/24/2021	auto deposit	Ford, Ken tripped		391.00	99,905.74
Total 112.114 - RL Homebuyer/Homeowner Asst					391.00	100,296.74
112.112 - HCRI-Admin RL						52,754.79
Total 112.112 - HCRI-Admin RL						52,754.79
112.111 - HCRI-Activity RENTAL/SEC.DEP						146,685.65
Deposit	05/04/2021			Deposit	31.00	146,716.65
Check	05/11/2021	15543	CCHA - Section 8	Sec 8 Schilling, Samantha trip pmt	-243.11	146,473.54
Check	05/11/2021	15544	CCHA - Federal	HOME Anders, Shane & Vicki trip pmt	-1,799.00	144,674.54
Deposit	05/13/2021			Deposit	103.00	144,777.54
General Journal	05/17/2021	payrollR	Danelle Leland	Reverse of GJE payroll - For CHK 15066 voided on 05/17/2021	10.00	144,787.54
Deposit	05/17/2021			Deposit	831.00	145,618.54
Deposit	05/24/2021			Deposit	142.00	145,760.54
Total 112.111 - HCRI-Activity RENTAL/SEC.DEP					-925.11	145,760.54
Total 112.11 - HCRI-No post account					-534.11	298,812.07
Total 112.10 - NW Bank					-534.11	298,812.07
Total 112 - Cash Restricted					-534.11	298,812.07
TOTAL					-534.11	298,812.07

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SECT 8 Section 8 Account QuickReport As of May 31, 2021

Type	Date	Num	Name	Amount	Balance
1111 - Northwestern Bank					425,266.92
1111.1 - ADMIN ACCOUNT					328,506.22
Deposit	05/01/2021			17,982.00	346,488.22
Check	05/01/2021	Admin Port	ADMIN PORTABLES	-202.75	346,285.47
Check	05/11/2021	26607	CHIPPEWA COUNTY HOUSING AUTHORITY	-13,752.38	332,533.09
Check	05/24/2021	26609	CHIPPEWA COUNTY HOUSING AUTHORITY	-12,808.41	319,724.68
Deposit	05/30/2021			60.49	319,785.17
Total 1111.1 - ADMIN ACCOUNT				-8,721.05	319,785.17
1111.2 - NW CHECKING					87,992.60
Check	05/01/2021	26595	RENT CHECKS	-673.00	87,319.60
Check	05/01/2021	26596	RENT CHECKS	-1,023.00	86,296.60
Check	05/01/2021	26597	RENT CHECKS	-146.00	86,150.60
Check	05/01/2021	26598	RENT CHECKS	-199.00	85,951.60
Check	05/01/2021	26599	RENT CHECKS	-31.00	85,920.60
Check	05/01/2021	26600	RENT CHECKS	-11.00	85,909.60
Check	05/01/2021	26601	RENT CHECKS	-935.00	84,974.60
Check	05/01/2021	26602	RENT CHECKS	-305.00	84,669.60
Check	05/01/2021	26603	RENT CHECKS	-381.00	84,288.60
Check	05/01/2021	26604	RENT CHECKS	-3,074.00	81,214.60
Check	05/01/2021	26605	RENT CHECKS	-369.00	80,845.60
Check	05/01/2021	26606	RENT CHECKS	-347.00	80,498.60
Deposit	05/01/2021			81,649.00	162,147.60
Deposit	05/01/2021			1,717.00	163,864.60
Check	05/01/2021	Rent Checks	RENT CHECKS	-122,368.75	41,495.85
Payment	05/04/2021	661	AUDORFF, CLAYTON f	44.00	41,539.85
Payment	05/04/2021		FINNIGAN, KRYSTAL f	100.00	41,639.85
Payment	05/13/2021	15543	Schilling, Samantha f tripped	243.11	41,882.96
Payment	05/13/2021		Brown, Steven F	40.00	41,922.96
Payment	05/13/2021		Welker, Tiffany f tripped	100.00	42,022.96
Payment	05/13/2021		STAHOSKI, BETHANY f	25.00	42,047.96
Payment	05/13/2021	1506	Perry, Jennifer / Hazelton, Travis - F	50.00	42,097.96
Payment	05/13/2021	250231	ROREK, AMY f	20.00	42,117.96
Deposit	05/19/2021			2,816.00	44,933.96
Payment	05/20/2021	1054	Bleskacek, Jocelyn	25.00	44,958.96
Payment	05/20/2021	27328508976	Mitchell, Tom & Fasbender Heather f	30.00	44,988.96
Total 1111.2 - NW CHECKING				-43,003.64	44,988.96
1111.5 - Mainstream HAP					-5,877.00
Check	05/01/2021	26604	RENT CHECKS	-438.00	-6,315.00
Deposit	05/01/2021			12,932.00	6,617.00
Check	05/01/2021	Rent Checks	RENT CHECKS	-12,750.00	-6,133.00
Deposit	05/14/2021			397.00	-5,736.00
Total 1111.5 - Mainstream HAP				141.00	-5,736.00
1111.6 - Mainstream Admin					-7,286.31
Deposit	05/01/2021			326.00	-6,960.31
Check	05/11/2021	26608	CHIPPEWA COUNTY HOUSING AUTHORITY	-1,115.09	-8,075.40
Check	05/24/2021	26610	CHIPPEWA COUNTY HOUSING AUTHORITY	-1,038.53	-9,113.93
Total 1111.6 - Mainstream Admin				-1,827.62	-9,113.93
1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank				-53,411.31	371,855.61
TOTAL				-53,411.31	371,855.61

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Accrual Basis

Home/RR/LTP/Self Help/TBRA

Federal Account QuickReport

As of May 31, 2021

Type	Date	Num	Name	Amount	Balance
113 - Federal Funds-NW Bank Acct					1,367,661.48
115 - Shop Checking Account					71,196.35
115.1 - ACTIVITY					65,833.75
Total 115.1 - ACTIVITY					65,833.75
115.2 - ADMIN					5,362.60
Total 115.2 - ADMIN					5,362.60
Total 115 - Shop Checking Account					71,196.35
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					-13,775.17
113.095 - 2019 Activity					-12,680.28
Check 05/03/2021 Dir Dep TBRA RENT CHECKS				-6,385.00	-19,065.28
Deposit 05/04/2021				6,245.28	-12,820.00
Check 05/11/2021 10263 CCHA				-200.00	-13,020.00
Check 05/11/2021 10264 WHPC Songbird Chippewa Falls				-654.00	-13,674.00
Total 113.095 - 2019 Activity				-993.72	-13,674.00
113.094 - 2019 Admin					-3,626.73
Deposit 05/04/2021				624.53	-3,002.20
Check 05/11/2021 10262 CCHA				-655.30	-3,657.50
Total 113.094 - 2019 Admin				-30.77	-3,657.50
113.091 - 2016 ACTIVITY					2,531.84
Total 113.091 - 2016 ACTIVITY					2,531.84
Total 113.994 - TBRA				-1,024.49	-14,799.66
113.952 - REV LOAN NSP					97,972.78
Payment 05/04/2021 10341 Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sh...				183.63	98,156.41
Deposit 05/04/2021				127.37	98,283.78
Payment 05/04/2021 10342 Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Le...				182.48	98,466.26
Deposit 05/04/2021				128.52	98,594.78
Payment 05/04/2021 3703 Dukart, Dan & Cora 90605:Current				258.55	98,853.33
Deposit 05/04/2021				122.45	98,975.78
Payment 05/04/2021 636959 Nelson, Josh & Tanya 12% 90606				77.49	99,053.27
Deposit 05/04/2021				80.51	99,133.78
Payment 05/13/2021 330879 Davis, Shannon & Betty 90607:Current				447.27	99,581.05
Deposit 05/13/2021				132.73	99,713.78
Payment 05/13/2021 2067 Bohman, Daniel and Tina 90602:Current				320.92	100,034.70
Deposit 05/13/2021				179.08	100,213.78
Payment 05/13/2021 3704 Dukart, Dan & Cora 90605:Current				474.24	100,688.02
Deposit 05/13/2021				48.76	100,736.78
Payment 05/20/2021 637045 Nelson, Josh & Tanya 12% 90606				39.63	100,776.41
Deposit 05/20/2021				80.37	100,856.78
Total 113.952 - REV LOAN NSP				2,884.00	100,856.78
113.957 - Revolving loan Admin NSP					21,667.92
Total 113.957 - Revolving loan Admin NSP					21,667.92
113.81 - Other non revolving loan					38,618.00
Deposit 05/04/2021				90.00	38,708.00
Deposit 05/13/2021				220.00	38,928.00
Deposit 05/13/2021				240.00	39,168.00
Deposit 05/13/2021				127.00	39,295.00
Deposit 05/13/2021				146.00	39,441.00
Deposit 05/20/2021				80.00	39,521.00
Total 113.81 - Other non revolving loan				903.00	39,521.00
112.1 - RENTAL REHAB					71,010.91
112.16 - Rev. Loan Admin					9,754.16

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Accrual Basis

Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of May 31, 2021

Type	Date	Num	Name	Amount	Balance
Total 112.16 · Rev. Loan Admin					9,754.16
112.14 · Revolving Loan					
Payment	05/04/2021	2568	Venzke, Donald - 245 Pine 3%		61,256.75
Deposit	05/04/2021			186.75	61,443.50
Payment	05/04/2021	1923	Marsh, Ariel 5%	20.41	61,463.91
Deposit	05/04/2021			369.24	61,833.15
Payment	05/13/2021	3881	Hanson, Mervin 3% 120.00/month	28.76	61,861.91
Deposit	05/13/2021			115.70	61,977.61
				4.30	61,981.91
Total 112.14 · Revolving Loan					
				725.16	61,981.91
Total 112.1 · RENTAL REHAB					
				725.16	71,736.07
113.110 · RL Special Projects Account					
Total 113.110 · RL Special Projects Account					11,095.60
					11,095.60
113.70 · HOME Revolving Loan Accounts					
113.87 · Home Revolving Loan Funds					1,049,622.02
Payment	05/04/2021		Wozniak, Katie:Current - 5%		904,882.13
Deposit	05/04/2021			156.35	905,038.48
Check	05/11/2021	10265	Arrow Building Center	3.65	905,042.13
Check	05/11/2021	10266	Myers Septic Service LLC	-5,531.24	899,510.89
Check	05/11/2021	10267	CCHA	-125.00	899,385.89
Check	05/11/2021	10268	CCHA	-933.89	898,452.00
Check	05/11/2021	10269	CCHA	-449.35	898,002.65
Payment	05/13/2021	15544	Anders, Vicki & Shane tripped	-604.87	897,397.78
Payment	05/13/2021	1214	Weycker, Jessica & Drangstveit, Jerid 5%	1,799.00	899,196.78
Deposit	05/13/2021			342.55	899,539.33
Payment	05/13/2021	10000	Lamberty, Lisa 5%:LOAN 2 DEFERRED	86.45	899,625.78
Deposit	05/13/2021			517.69	900,143.47
Payment	05/13/2021	4325	Svoma, Kris - 5%:current	22.31	900,165.78
Deposit	05/13/2021			233.99	900,399.77
Payment	05/13/2021	995276	Klenke, Melissa 5%:HOME Funds	206.16	900,605.93
Deposit	05/13/2021			120.29	900,726.22
Payment	05/13/2021	10003	REITAN, JOHN & TARA 5%:CURRENT	89.71	900,815.93
Deposit	05/13/2021			282.29	901,098.22
Payment	05/20/2021	108074	Morley, Frank	93.71	901,191.93
Check	05/24/2021	10270	Dairyland Construction	2,436.00	903,627.93
Check	05/24/2021	10271	Workforce Resources	-10,121.00	893,506.93
Check	05/24/2021	10272	Xcel Energy	-4,426.73	889,080.20
				-33.69	889,046.51
Total 113.87 · Home Revolving Loan Funds					
				-15,835.62	889,046.51
113.86 · Clark Co - HOME RLF					
113.862 · Clark Co - HOME - Activity					79,979.00
Total 113.862 · Clark Co - HOME - Activity					74,102.20
					74,102.20
113.861 · Clark Co - HOME - Admin					
Total 113.861 · Clark Co - HOME - Admin					5,876.80
					5,876.80
Total 113.86 · Clark Co - HOME RLF					
					79,979.00
113.72 · Self/Help					
					-37.59
113.77 · Admin					
Total 113.77 · Admin					66,198.35
					66,198.35
113.70 · HOME Revolving Loan Accounts - Other					
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87
					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts					
				-15,835.62	1,033,786.40
113 · Federal Funds-NW Bank Acct - Other					
Deposit	05/31/2021				-24,590.74
				314.54	-24,276.20
Total 113 · Federal Funds-NW Bank Acct - Other					
				314.54	-24,276.20
Total 113 · Federal Funds-NW Bank Acct					
				-12,033.41	1,355,628.07

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Accrual Basis

Home/RR/LTP/Self Help/TBRA
Federal Account QuickReport
As of May 31, 2021

Type	Date	Num	Name	Amount	Balance
TOTAL				<u>-12,033.41</u>	<u>1,355,628.07</u>