

## **PUBLIC MEETING NOTICE**

**CHIPPEWA COUNTY HOUSING AUTHORITY**

**MONDAY, AUGUST 23, 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 Grievance Hearing which begins 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, July 26, 2021 Meeting
  3. Schedule next meeting date – September 27, 2021
5. Reports:
  1. Update on 309 S. State St., Chippewa Falls
6. Business Items:
  1. Approval of the Financial Reports for July 2021
  2. Resolution 2021-11: To Amend the Housing Choice Voucher Administrative Plan to Further Define Serious or Repeated Lease Violations
  3. Resolution 2021-12: To Sell 120 E. Oak St., Stanley
  4. Resolution 2021-13: To Purchase Lot at 904 Therbrook St., Chippewa Falls
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)  
MONDAY, JULY 26, 2021 AT 3:30 P.M.  
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Members present: Danielson, Jankoski, Kingenberg, and McGill

Members absent: Hoffman

Others present: Oleson-Bue

**3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD**

None.

**4. CONSENT AGENDA**

Danielson and Kingenberg made a motion to approve the meeting agenda, minutes of the June 28, 2021 meeting as printed, and schedule the next meeting for August 23, 2021 to be held at the Chippewa County Courthouse. Motion carried with all present voting aye.

**5. REPORTS**

**1. TBRA Desk Monitoring:** Oleson-Bue referenced the written reports and noted that there were no findings and no concerns.

**2. TBRA 2021-2023 Grant Award:** Oleson-Bue referenced the written reports and noted that West CAP also administers TBRA and has stated that they will serve eligible TBRA participants in Chippewa County beginning on July 1, 2021. The Authority will serve those TBRA applicants who are homeless or at risk of homelessness due to fleeing domestic violence and West CAP will serve other eligible applicants. Discussion included West CAP's physical office being located in Glenwood City, with another office located in Menomonie.

**3. Update on United Way TBRA Grant:** Oleson-Bue referenced the written report and stated that the Authority will be returning \$4,477.92 of unused funds back to United Way of the Greater Chippewa Valley.

**4. Update on Regional CDBG Grant and EAP:** No addition to the written report.

**5. Update on Hope Village Community Center Project:** Oleson-Bue referenced the written reports. Discussion included that construction on the community center renovation is anticipated to begin during the winter months, but will be dependent on contractor availability once a contractor has been selected. Further discussion included the current locations of the tiny houses for sheltering homeless households. Oleson-Bue noted that the tiny houses are expected to be moved to the new Hope Village location by the end of 2022.

**6. Update on 120 E. Oak St., Stanley:** Oleson-Bue referenced the written reports. Discussion included the income limits for Chippewa County based on family size, and commission members noted that the asking price may be too high based on market conditions in Stanley.

**7. Update on YouthBuild – 910 Bluff View Circle, Chippewa Falls:** No addition to the written report.

**6. BUSINESS ITEMS**

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

**2. Resolution 2021-10: To Submit Application to Rutledge Charities for TBRA:** Oleson-Bue referenced the written report. Discussion included the application process. Jankoski and Kingenberg made a motion to approve resolution 2021-10 as printed. Motion carried with all present voting aye.

7. **AGENDA ITEMS FOR FUTURE CONSIDERATION**

Oleson-Bue stated that there will be a Grievance Hearing at the 8/23/21 meeting pertaining to a Section 8 participant who is unsatisfied with the service delivery from the Authority. Jankoski called for other agenda items. There were none.

8. **ADJOURNMENT**

Danielson and Klingenberg made a motion to adjourn at approximately 3:58 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

8/23/2021

Jessica Oleson-Bue  
Executive Director/Secretary to the Commission

David Jankoski  
Vice Chair

Date

**Attachment to the Agenda of the August 23, 2021 Meeting  
Chippewa County Housing Authority (CCHA) Commission Meeting**

**Reports:**

1. **Update on 309 S. State St., Chippewa Falls:** This property is owned by the Authority and the Commissioners had resolved to sell the property to the tenant through Resolution 2021-03. The tenant has been unable to secure financing that would work with the program guidelines for down payment assistance. The offer to purchase has expired and the earnest money has been returned to the tenant.

**Business Items:**

1. **Approval of the Financial Reports for July 2021:** The Financial Reports are enclosed with the meeting packet.
2. **Resolution 2021-11: To Amend the Housing Choice Voucher Administrative Plan to Further Define Serious or Repeated Lease Violations:** We would like to update the admin plan to clarify that "failure to move from a unit after being given notice by the landlord to vacate" is considered a serious lease violation, subject to program termination.
3. **Resolution 2021-12: To Sell 120 E. Oak St., Stanley:** This is a home that we purchased back in May 2020 to rehab and re-sell to a low to moderate income homebuyer. We have an accepted offer to purchase in the amount of \$126,000.00. This is less than the asking price. As of August 16, 2021, we have invested \$37,421.00 (\$62,971.00 total CDBG funds minus \$25,550.00 forgivable lead hazard remediation and demolition costs) in CDBG funding and another \$93,281.99 in HOME funds. The combined total spent on acquisition and rehabilitation is \$130,702.99. Our HOME funds can be used in the form of a grant or loan, so the \$4,702.99 loss will come out of that program. We are expecting to close on the property on or before October 8, 2021.
4. **Resolution 2021-13: To Purchase Lot at 904 Therbrook St., Chippewa Falls:** This lot formerly had housing that was significantly damaged by a house fire. The home has been demolished and there is a two car garage remaining on the property. The lot is listed for sale in the amount of \$34,900.00. Kim Pitch, with Woods and Water Realty, found two comparable lots that sold within the last 180 days in the City of Chippewa Falls for \$29,000.00 (1115 Warren St.) and \$37,500.00 (610 Island St.). Since there was previously housing on this property, we have funds available for re-development and we will be able to maintain the property as a rental. The property is zoned as single family, so we will be able to build a large single family home on the lot. However, if and when we purchase the property, we may decide to submit an application to the City of Chippewa Falls for re-zoning of this property so that we can build a duplex instead. Re-zoning would be discussed in further detail at a future Commission meeting.

## RESOLUTION 2021-11

### **Resolution to Amend the Housing Choice Voucher Administrative Plan to Further Define Serious or Repeated Lease Violations**

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

**WHEREAS** HUD provides regulations and guidance for situations of participant non-compliance or other behavior that warrant termination of rental assistance; and

**WHEREAS** HUD regulations state that the Public Housing Authority (PHA) must terminate assistance whenever a family is evicted from a unit assisted under the HCV program for a serious or repeated violation of the lease; and

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

**WHEREAS** Chippewa County Housing Authority defines serious or repeated lease violations to include, but not be limited to, nonpayment of rent, disturbance of neighbors, destruction of property, or living or housekeeping habits that cause damage to the unit or premises, and criminal activity; and

**WHEREAS** Chippewa County Housing Authority occasionally has HCV participants who fail to move from a unit after being given notice from the landlord to vacate; and

**WHEREAS** Chippewa County Housing Authority's administrative plan does not list failure to move from a unit after being given notice from the landlord to vacate as a serious lease violation; and

**WHEREAS** it is important to apply the program rules and regulations consistently to all participants.

**NOW THEREFORE BE IT RESOLVED THAT** the Commission approves amending the Administrative Plan to include failure to move from a unit after being given notice from the landlord to vacate as a serious lease violation that will result in termination from the HCV program.

Dated this day 23<sup>rd</sup> day of August 2021

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Gregory Hoffman, Chairman

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Colleen Danielson, Commissioner

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David Jankoski, Vice Chairman

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Art Klingenberg, Commissioner

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Ronald McGill, Commissioner

## RESOLUTION 2021-12

### Resolution to Sell 120 E. Oak St., Stanley, WI

The undersigned being the only members of the Board of Commissioners of the Chippewa County Housing Authority (the "Housing Authority"), do hereby adopt the following resolutions by written consent:

**WHEREAS** the Housing Authority is the owner of the property located at 120 E. Oak St., Stanley, WI 54768 (the "Property"); and

**WHEREAS** the Housing Authority has accepted a residential offer to purchase agreement to purchase the Property for the amount of \$126,000.00.

**THEREFORE BE IT RESOLVED** that the Housing Authority approves the sale of the Property in the amount of \$126,000.00 (the "Transaction")

**BE IT FURTHER RESOLVED** that the Housing Authority grants authorization to the Executive Director to execute the Transaction documents on the Housing Authority's behalf and to execute and deliver any and all documents, instruments or agreements contemplated by, or necessary or required in order to effectuate, the foregoing.

Dated this 23<sup>rd</sup> day of August 2021

\_\_\_\_\_  
Gregory Hoffman, Chairman

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Colleen Danielson, Commissioner

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David Jankoski, Vice Chairman

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Art Klingenberg, Commissioner

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Ronald McGill, Commissioner

## RESOLUTION 2021-13

### **Resolution to Purchase Lot at 904 Therbrook St., Chippewa Falls to Create Affordable Rental for Low-Moderate Income Households**

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

**WHEREAS** Chippewa County Housing Authority's mission is to promote and assist in the development of decent and affordable housing for low to moderate income residents; and

**WHEREAS** Chippewa County Housing Authority has funds available through the SHOP program that could be used toward the purchase of land for development; and

**WHEREAS** Chippewa County Housing Authority has funds available through the Neighborhood Stabilization program that could be used toward the re-development of land to create affordable rental units; and

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

**WHEREAS** Chippewa County Housing Authority has identified a lot that is for sale located at:

904 Therbrook 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 \$34,900.00 plus closing costs.

**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 23<sup>rd</sup> day of August 2021

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Gregory Hoffman, Chairman

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Colleen Danielson, Commissioner

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David Jankoski, Vice Chairman

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Art Klingenberg, Commissioner

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Ronald McGill, Commissioner

**NEW Chippewa Co Housing Authority**  
**Profit & Loss Budget Performance**  
**July 2021**

	<u>Jul 21</u>	<u>Budget</u>	<u>Apr - Jul 21</u>	<u>YTD Budget</u>	<u>Annual Bud...</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
700 · Administrative Fees-715	17,794.19	12,949.00	24,960.19	22,546.00	78,288.00
704 · Interest Income-712	241.94	333.33	1,018.17	1,333.32	3,999.96
705 · Donation income-715	-2,811.25	1,666.67	17,188.72	21,666.68	35,000.04
717 · Income-715	0.00	0.00	150.00	0.00	0.00
731 · TBRA Admin-715	1,350.65	750.00	2,005.95	3,000.00	9,000.00
738 · Admin Income-715	63,814.04	58,750.00	86,034.23	92,875.00	428,049.98
4999 · Uncategorized Income-715	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<u>80,389.57</u>	<u>74,449.00</u>	<u>131,357.26</u>	<u>141,421.00</u>	<u>554,337.98</u>
<b>Gross Profit</b>	80,389.57	74,449.00	131,357.26	141,421.00	554,337.98
<b>Expense</b>					
909 · Contract Service-973	-669.01	1,100.00	4,303.00	4,550.00	13,700.00
910 · CCHA Per Diem-973	385.00	420.00	385.00	420.00	1,680.00
911 · Salaries-911	45,530.26	27,127.92	149,069.45	128,761.68	384,491.04
912 · Audit Fees-912	0.00	0.00	0.00	0.00	3,250.00
915 · Employee Benefits-915	8,968.44	12,330.25	38,069.50	42,775.00	130,507.00
916 · Other Operating-Admin-916	1,533.45	3,112.50	3,947.25	5,270.00	17,890.00
943 · Maintenance-Contract Costs-973	1,486.26	1,291.66	1,486.26	1,416.64	5,499.92
961 · Insurance Expenses-961	0.00	39.67	40.00	158.68	976.04
962 · Other General Expenses-962	-5,828.94	-3,506.68	1,014.79	1,835.78	219.84
9999 · Suspense AC Will Clear	53.68	0.00	53.68	0.00	0.00
<b>Total Expense</b>	<u>51,459.14</u>	<u>41,915.32</u>	<u>198,368.93</u>	<u>185,187.78</u>	<u>558,213.84</u>
<b>Net Ordinary Income</b>	28,930.43	32,533.68	-67,011.67	-43,766.78	-3,875.86
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
999 · Capital Replacements	373.54	1,000.00	373.54	1,000.00	1,000.00
<b>Total Other Expense</b>	<u>373.54</u>	<u>1,000.00</u>	<u>373.54</u>	<u>1,000.00</u>	<u>1,000.00</u>
<b>Net Other Income</b>	<u>-373.54</u>	<u>-1,000.00</u>	<u>-373.54</u>	<u>-1,000.00</u>	<u>-1,000.00</u>
<b>Net Income</b>	<u><u>28,556.89</u></u>	<u><u>31,533.68</u></u>	<u><u>-67,385.21</u></u>	<u><u>-44,766.78</u></u>	<u><u>-4,875.86</u></u>



# RECEIPTS AND DISBURSEMENTS

## STATEMENT ENDING JULY 2021

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
<b>BALANCE</b>	<b>\$2,513,398.36</b>	\$420,189.36	\$10,502.57	\$308,100.07	\$381,053.69	\$1,393,552.67
<b>RECEIPTS</b>	<b>\$332,291.96</b>	\$115,181.84	\$0.00	\$869.15	\$173,167.82	\$43,073.15
<b>DISBURSEMENTS</b>	<b>\$259,725.88</b>	\$89,495.23	\$1,287.01	\$729.37	\$152,919.42	\$15,294.85
<b>BALANCE</b>	<b>\$2,585,964.44</b>	<b>\$445,875.97</b>	<b>\$9,215.56</b>	<b>\$308,239.85</b>	<b>\$401,302.09</b>	<b>\$1,421,330.97</b>
Math check	\$2,585,964.44					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			Date			
Chairman						

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08/16/21

# NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

Accrual Basis

As of July 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						
112.10 - NW Bank						420,189.36
112.1 - General/Mgmt						420,189.36
General Journal	07/01/2021	payroll		Net Pay	-13,911.31	406,278.05
General Journal	07/01/2021	payroll		EE HSA - Pretax	-395.00	405,883.05
Check	07/01/2021	Def Comp	WISCONSIN DEFERRED COMP P...	DEF COMP for 7/01/21 payroll	-923.00	404,960.05
Deposit	07/01/2021			Deposit	25.00	404,985.05
Deposit	07/01/2021			Deposit	713.39	405,698.44
General Journal	07/01/2021	GL2215		Deposit	15,043.36	420,741.80
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	616.59	421,358.39
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	3,493.96	424,852.35
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	1,050.91	425,903.26
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	118.40	426,021.66
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	913.33	426,934.99
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	2,105.00	429,039.99
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	2,195.72	431,235.71
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	526.10	431,761.81
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	6,951.08	438,712.89
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	2,429.39	441,142.28
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	6,771.29	447,913.57
General Journal	07/01/2021	GL2215		1st Quarter Reimbursement	3,300.00	451,213.57
Deposit	07/01/2021			Deposit	1,666.67	452,880.24
Check	07/08/2021	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 7/1/21 payroll	-4,597.35	448,282.89
Deposit	07/08/2021			Deposit	1,575.00	449,857.89
Deposit	07/08/2021			Deposit	450.00	450,307.89
Check	07/13/2021	ACH	Verizon Wireless	Acct # 442197098-00001	38,164.04	488,471.93
Check	07/14/2021	15601	Securian Financial Group	Policy # 002832L & 76038	-111.03	488,360.90
Check	07/14/2021	15602	Hazugas True Value Hardware	Acct # 67933	-282.30	488,078.60
Check	07/14/2021	15603	Northern Business Products	Acct # 21557	-64.04	488,014.56
Check	07/14/2021	15604	Chippewa Valley Lawn care	June lawn care	-432.69	487,581.87
Check	07/14/2021	15605	Drug Test Midwest LLC	Inv # 23625	-1,185.00	486,396.87
Check	07/14/2021	15606	HOUSING AUTHORITY ACCOUNT...	June accounting services	-148.00	486,248.87
Check	07/14/2021	15607	L E Phillips Career Dev Center	Customer # CHIAUT Inv # 0095425-IN	-1,188.26	485,060.61
Check	07/14/2021	15608	Jacobsons Hardware	Acct # 68400	-994.00	484,066.61
Check	07/14/2021	15609	EXPRESS DISPOSAL	Cust No # 2477 Inv # 541156	-13.19	484,053.42
Check	07/14/2021	15610	Bauman Associates, Ltd	Client # 50694000 Invoice # 109872	-648.60	483,404.82
Check	07/14/2021	15611	Andy Clay	6/1 - 6/30/2021 Inspections	-315.00	483,089.82
Check	07/14/2021	15612	Rooney Printing	Inv # 90919	-866.00	482,223.82
Check	07/14/2021	15613	RICK D ENDRES	June mileage	-96.01	482,127.81
Check	07/14/2021	15614	BRUCE BURTON	June mileage	-385.56	481,742.25
Check	07/14/2021	15615	Joel Weiss	June mileage	-25.50	481,716.75
Check	07/14/2021	15616	DAVID JANKOSKI	April - June mileage & per diem	-186.15	481,530.60
Check	07/14/2021	15617	Art Klingenberg	April - June mileage & per diem	-184.58	481,346.04
Check	07/14/2021	15618	Greg Hoffman	April - June mileage & per diem	-110.80	481,235.24
Check	07/14/2021	15619	Colleen Danielson	April - June mileage & per diem	-114.18	481,121.06
General Journal	07/14/2021	GL2213		April - June mileage & per diem	-193.74	480,927.32
General Journal	07/15/2021	payroll		Vision June mileage - deposit	73.95	481,001.27
General Journal	07/15/2021	payroll		Net Pay	-14,107.26	466,894.01
Deposit	07/15/2021			EE HSA - Pretax	-395.00	466,499.01
Deposit	07/15/2021			Deposit	225.00	466,724.01
Check	07/16/2021	Def Comp	WISCONSIN DEFERRED COMP P...	Deposit	200.00	466,924.01
Check	07/20/2021	WRS	WISCONSIN RETIREMENT SYST...	DEF COMP for 7/14/21 payroll	-923.00	466,001.01
Check	07/20/2021	ACH	State of Wisconsin Health Insurance	WRS Contribution for June 2021	-5,834.52	460,166.49
Check	07/21/2021	Fed tax	Internal Revenue Services	August 2021 Health Insurance	-7,525.12	452,641.37
Deposit	07/22/2021			941 Fed Tax Deposit for 7/15/21 payroll	-4,661.06	447,980.31
Deposit	07/22/2021			Deposit	650.00	448,630.31
Deposit	07/22/2021			Deposit	770.91	449,401.22
Deposit	07/22/2021			Deposit	248.18	449,649.40
Deposit	07/22/2021			Deposit	3,060.74	452,710.14
Deposit	07/22/2021			Deposit	126.27	452,836.41
Deposit	07/22/2021			Deposit	389.16	453,225.57
Deposit	07/22/2021			Deposit	156.73	453,382.30
Deposit	07/22/2021			Deposit	185.00	453,567.30
Deposit	07/22/2021			Deposit	110.50	453,677.80
Deposit	07/22/2021			Deposit	718.00	454,395.80
Payment	07/22/2021	1000	Chippewa County CDBG	Deposit	632.65	455,028.45
Payment	07/22/2021	10286	NSP	6/30/21	10,287.45	465,315.90
Payment	07/22/2021	10285	Home AR	6/30/21	352.33	465,668.23
Check	07/26/2021	15628	RICK D ENDRES	6/30/21	5,605.74	471,273.97
Check	07/26/2021	15629	Delta Dental		-1,297.54	469,976.43
Check	07/26/2021	15630	Bauman Associates, Ltd	8/1 - 8/31/2021 Dental & Vision Plans	-387.28	469,589.15
Check	07/26/2021	15631	OFFICE DEPOT	Client # 50694000 Invoice # 110051	-210.00	469,379.15
Check	07/26/2021	15632	United Way of the Greater Chippewa...	Inv # 169915318001	-75.04	469,304.11
Check	07/26/2021	15633	Laura Rushmann	Refund	-4,477.92	464,826.19
Check	07/26/2021	15634	CHIPPEWA COUNTY TREASURER	Reimbursement	-14.50	464,811.69
General Journal	07/26/2021	GL2216		April - June 2021 Bills	-7,654.99	457,156.70
Deposit	07/29/2021			Vision rental equipment - deposit	1,213.06	458,369.76
Deposit	07/29/2021			Deposit	675.00	459,044.76
General Journal	07/29/2021	payroll		Deposit	1,125.00	460,169.76
General Journal	07/29/2021	payroll		Net Pay	-13,161.85	447,007.91
Deposit	07/29/2021			EE HSA - Pretax	-395.00	446,612.91
Check	07/30/2021	Def Comp	WISCONSIN DEFERRED COMP P...	Deposit	25.00	446,637.91
Check	07/30/2021	ACH	NORTHWESTERN BANK	DEF COMP for 7/29/21 payroll	-923.00	445,714.91
General Journal	07/30/2021	GL2222		July ACH Fees	-27.20	445,687.71
Deposit	07/31/2021			Chk # 15625 was cashed for more then the check was written out for	-53.68	445,634.03
				Deposit	241.94	445,875.97
Total 112.1 - General/Mgmt					25,686.61	445,875.97
Total 112.10 - NW Bank					25,686.61	445,875.97

NEW Chippewa Co Housing Authority  
GENERAL MANAGEMENT Account QuickReport

Accrual Basis

As of July 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
Total 112 - Cash Restricted					25,686.61	445,875.97
TOTAL					25,686.61	445,875.97

4:13 PM

08/16/21

Accrual Basis

## NEW Chippewa Co Housing Authority

## VISION Account QuickReport

As of July 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						10,502.57
112.10 - NW Bank						10,502.57
112.15 - Vision						10,502.57
General Journal	07/14/2021	GL2213		Vision June mileage - payment	-73.95	10,428.62
General Journal	07/26/2021	GL2216		Vision rental equipment - payment	-1,213.06	9,215.56
Total 112.15 - Vision					-1,287.01	9,215.56
Total 112.10 - NW Bank					-1,287.01	9,215.56
Total 112 - Cash Restricted					-1,287.01	9,215.56
<b>TOTAL</b>					<b>-1,287.01</b>	<b>9,215.56</b>

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Accrual Basis

**NEW Chippewa Co Housing Authority**  
**HCRI Account QuickReport**  
 As of July 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						308,100.07
112.10 · NW Bank						308,100.07
112.11 · HCRI-No post account						308,100.07
112.114 · RL Homebuyer/Homeowner Asst						108,869.84
Total 112.114 · RL Homebuyer/Homeowner Asst						108,869.84
112.112 · HCRI-Admin RL						54,443.28
Total 112.112 · HCRI-Admin RL						54,443.28
112.111 · HCRI-Activity RENTAL/SEC.DEPT						144,786.95
Deposit	07/01/2021			Deposit	20.00	144,806.95
Deposit	07/08/2021			Deposit	42.00	144,848.95
Deposit	07/08/2021			Deposit	50.00	144,898.95
Deposit	07/12/2021			Deposit	601.15	145,500.10
Check	07/14/2021	15620	CCHA - Federal	Home Ciokiewicz, Desiree TRIP pmt	-679.37	144,820.73
Check	07/14/2021	15621	CCHA - Section 8	Sec 8 Pree, Kyle TRIP pmt	-50.00	144,770.73
Deposit	07/15/2021			Deposit	25.00	144,795.73
Deposit	07/15/2021			Deposit	31.00	144,826.73
Deposit	07/29/2021			Deposit	100.00	144,926.73
Total 112.111 · HCRI-Activity RENTAL/SEC.DEPT					139.78	144,926.73
Total 112.11 · HCRI-No post account					139.78	308,239.85
Total 112.10 · NW Bank					139.78	308,239.85
Total 112 · Cash Restricted					139.78	308,239.85
<b>TOTAL</b>					<b>139.78</b>	<b>308,239.85</b>

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# SECT 8

## Section 8 Account QuickReport

As of July 31, 2021

Type	Date	Num	Name	Amount	Balance
<b>1111 - Northwestern Bank</b>					381,053.69
<b>1111.1 - ADMIN ACCOUNT</b>					323,592.50
Deposit	07/01/2021			17,887.00	341,479.50
Check	07/01/2021	Admin Port	ADMIN PORTABLES	-176.85	341,302.65
Check	07/14/2021	26639	CHIPPEWA COUNTY HOUSING AUTH...	-3,060.74	338,241.91
Check	07/30/2021	ACH Fees	NORTHWESTERN BANK	-29.65	338,212.26
Deposit	07/31/2021			66.82	338,279.08
Total 1111.1 - ADMIN ACCOUNT				14,686.58	338,279.08
<b>1111.2 - NW CHECKING</b>					51,900.96
Payment	07/01/2021		Edward-Smith, Dejame	100.00	52,000.96
Payment	07/01/2021	15590	Chapek, Cameron f	326.00	52,326.96
Payment	07/01/2021		Messenger, Amanda f	100.00	52,426.96
Deposit	07/01/2021			135,116.00	187,542.96
Deposit	07/01/2021			1,715.00	189,257.96
Check	07/01/2021	Rent Checks	RENT CHECKS	-128,365.00	60,892.96
Check	07/01/2021	26627	RENT CHECKS	-803.00	60,089.96
Check	07/01/2021	26628	RENT CHECKS	-1,023.00	59,066.96
Check	07/01/2021	26629	RENT CHECKS	-146.00	58,920.96
Check	07/01/2021	26630	RENT CHECKS	-199.00	58,721.96
Check	07/01/2021	26631	RENT CHECKS	-31.00	58,690.96
Check	07/01/2021	26632	RENT CHECKS	-11.00	58,679.96
Check	07/01/2021	26633	RENT CHECKS	-305.00	58,374.96
Check	07/01/2021	26634	RENT CHECKS	-98.00	58,276.96
Check	07/01/2021	26635	RENT CHECKS	-430.00	57,846.96
Check	07/01/2021	26636	RENT CHECKS	-3,574.00	54,272.96
Check	07/01/2021	26637	RENT CHECKS	-421.00	53,851.96
Check	07/01/2021	26638	RENT CHECKS	-341.00	53,510.96
Payment	07/08/2021		STAHOSKI, BETHANY f	25.00	53,535.96
Payment	07/08/2021	1072	Bleskacek, Jocelyn	50.00	53,585.96
Payment	07/08/2021	251918	ROREK, AMY f	20.00	53,605.96
Payment	07/08/2021	902	Perry, Jennifer / Hazelton, Travis - F	50.00	53,655.96
Payment	07/15/2021	672	AUDORFF, CLAYTON f	44.00	53,699.96
Payment	07/15/2021	27328510361	Mitchell, Tom & Fasbender Heather f	30.00	53,729.96
Payment	07/22/2021	2087	Mayer, Samantha f	25.00	53,754.96
Payment	07/22/2021	1100318510	CARRARA, BRYAN f	147.00	53,901.96
Payment	07/29/2021	2717981415	KOLLWITZ, JAYDEE f	2.00	53,903.96
Payment	07/29/2021	15621	Plummer, Jessalyn & Pree, Kyle f tripped	50.00	53,953.96
Total 1111.2 - NW CHECKING				2,053.00	53,953.96
<b>1111.5 - Mainstream HAP</b>					-6,640.00
Deposit	07/01/2021			12,849.00	6,209.00
Check	07/01/2021	Rent Checks	RENT CHECKS	-13,219.00	-7,010.00
Check	07/01/2021	26636	RENT CHECKS	-438.00	-7,448.00
Deposit	07/22/2021			3,554.00	-3,894.00
Deposit	07/26/2021			500.00	-3,394.00
Total 1111.5 - Mainstream HAP				3,246.00	-3,394.00
<b>1111.6 - Mainstream Admin</b>					-9,731.18
Deposit	07/01/2021			511.00	-9,220.18
Check	07/14/2021	26640	CHIPPEWA COUNTY HOUSING AUTH...	-248.18	-9,468.36
Total 1111.6 - Mainstream Admin				262.82	-9,468.36
<b>1111 - Northwestern Bank - Other</b>					21,931.41
Total 1111 - Northwestern Bank - Other					21,931.41
Total 1111 - Northwestern Bank				20,248.40	401,302.09
<b>TOTAL</b>				<b>20,248.40</b>	<b>401,302.09</b>

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
<b>113 - Federal Funds-NW Bank Acct</b>					1,393,552.67
<b>115 - Shop Checking Account</b>					71,196.35
<b>115.1 - ACTIVITY</b>					65,833.75
Total 115.1 - ACTIVITY					65,833.75
<b>115.2 - ADMIN</b>					5,362.60
Total 115.2 - ADMIN					5,362.60
Total 115 - Shop Checking Account					71,196.35
<b>113.79 - LHR</b>					44,688.22
Total 113.79 - LHR					44,688.22
<b>113.799 - LHC/LHR Admin</b>					155.59
Total 113.799 - LHC/LHR Admin					155.59
<b>113.994 - TBRA</b>					-5,834.56
<b>113.097 - 2020 Activity</b>					0.00
Check 07/01/2021 Dir Dep TBRA RENT CHECKS				-4,611.00	-4,611.00
Total 113.097 - 2020 Activity				-4,611.00	-4,611.00
<b>113.096 - 2020 Admin</b>					0.00
Check 07/30/2021 ACH Fees Northwestern Bank				-3.60	-3.60
Total 113.096 - 2020 Admin				-3.60	-3.60
<b>113.095 - 2019 Activity</b>					-6,085.00
Check 07/14/2021 10289 CCHA				-110.50	-6,195.50
Check 07/14/2021 10290 CCHA				-185.00	-6,380.50
Total 113.095 - 2019 Activity				-295.50	-6,380.50
<b>113.094 - 2019 Admin</b>					-2,281.40
Check 07/14/2021 10287 CCHA				-632.65	-2,914.05
Check 07/14/2021 10288 CCHA				-718.00	-3,632.05
Total 113.094 - 2019 Admin				-1,350.65	-3,632.05
<b>113.091 - 2016 ACTIVITY</b>					2,531.84
Total 113.091 - 2016 ACTIVITY					2,531.84
Total 113.994 - TBRA				-6,260.75	-12,095.31
<b>113.952 - REV LOAN NSP</b>					110,569.88
Payment 07/01/2021 10371 Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Lead Birch Street				272.69	110,842.57
Deposit 07/01/2021 Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sharon Lead Maynard				38.31	110,880.88
Payment 07/01/2021 10370 Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sharon Lead Maynard				263.56	111,144.44
Deposit 07/01/2021 Bohman,Daniel and Tina 90602:Current - 5%				47.44	111,191.88
Payment 07/15/2021 2078 Bohman,Daniel and Tina 90602:Current - 5%				334.82	111,526.70
Deposit 07/15/2021 Dukart, Dan & Cora 90605:Current - 5%				165.18	111,691.88
Payment 07/15/2021 3706 Dukart, Dan & Cora 90605:Current - 5%				298.31	111,990.19
Deposit 07/15/2021 Nelson, Josh & Tanya 12% 90606				224.69	112,214.88
Payment 07/29/2021 637370 Nelson, Josh & Tanya 12% 90606				110.85	112,325.73
Deposit 07/29/2021 Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Lead Birch Street				89.15	112,414.88
Payment 07/29/2021 10387 Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Lead Birch Street				274.60	112,689.48
Deposit 07/29/2021 Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sharon Lead Maynard				36.40	112,725.88
Payment 07/29/2021 10386 Bruyette, Sharon - Maynard Rental 3%:3% Bruyette, Sharon Lead Maynard				265.74	112,991.62
Deposit 07/29/2021				45.26	113,036.88
Total 113.952 - REV LOAN NSP				2,467.00	113,036.88
<b>113.957 - Revolving loan Admin NSP</b>					23,227.82
Check 07/14/2021 10286 CCHA				-352.33	22,875.49
Total 113.957 - Revolving loan Admin NSP				-352.33	22,875.49
<b>113.81 - Other non revolving loan</b>					41,724.00
Deposit 07/01/2021				260.00	41,984.00
Deposit 07/01/2021				170.00	42,154.00
Deposit 07/15/2021				90.00	42,244.00
Deposit 07/15/2021				240.00	42,484.00
Deposit 07/15/2021				146.00	42,630.00
Deposit 07/15/2021				275.00	42,905.00
Deposit 07/15/2021				127.00	43,032.00
Deposit 07/22/2021				170.00	43,202.00
Deposit 07/22/2021				80.00	43,282.00
Total 113.81 - Other non revolving loan				1,558.00	43,282.00
<b>112.1 - RENTAL REHAB</b>					72,341.23
<b>112.16 - Rev. Loan Admin</b>					10,109.71

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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
Total 112.16 · Rev. Loan Admin					10,109.71
<b>112.14 · Revolving Loan</b>					
Payment	07/15/2021	2587	Venzke, Donald - 245 Pine 3%	187.69	62,231.52
Deposit	07/15/2021			19.47	62,419.21
Payment	07/15/2021	1940	Marsh, Ariel 5%	375.76	62,438.68
Deposit	07/15/2021			22.24	62,814.44
Payment	07/15/2021	3888	Hanson, Mervin 3% 120.00/month	101.16	62,836.68
Deposit	07/15/2021			8.84	62,937.84
Total 112.14 · Revolving Loan					62,946.68
Total 112.1 · RENTAL REHAB					73,056.39
<b>113.110 · RL Special Projects Account</b>					11,095.60
Total 113.110 · RL Special Projects Account					11,095.60
<b>113.70 · HOME Revolving Loan Accounts</b>					1,048,290.69
<b>113.87 · Home Revolving Loan Funds</b>					
Payment	07/01/2021	10005	REITAN, JOHN & TARA 5%:CURRENT	396.32	898,536.17
Deposit	07/01/2021			100.68	898,932.49
Payment	07/01/2021	335212	Isom, Diane 5%	215.06	899,033.17
Deposit	07/01/2021			6.94	899,248.23
Payment	07/01/2021	2740552893	Hale, Shauntia 5%:Current Portion	306.56	899,255.17
Deposit	07/01/2021			323.44	899,561.73
Check	07/14/2021	10291	City of Stanley	-110.72	899,885.17
Check	07/14/2021	10292	Myers Septic Service LLC	-125.00	899,774.45
Check	07/14/2021	10293	Arrow Building Center	-30.48	899,649.45
Check	07/14/2021	10294	CCHA	-156.73	899,618.97
Check	07/14/2021	10295	CCHA	-389.16	899,462.24
Check	07/14/2021	10296	CCHA	-126.27	899,073.08
Payment	07/15/2021	4331	Svoma, Kris - 5%:current	279.46	898,946.81
Deposit	07/15/2021			160.69	899,226.27
Payment	07/15/2021	10003	Lamberty, Lisa 5%:LOAN 2 DEFERRED	520.83	899,386.96
Deposit	07/15/2021			19.17	899,907.79
Payment	07/15/2021	1216	Weycker, Jessica & Drangstveit, Jerid 5%	342.56	899,926.96
Deposit	07/15/2021			86.44	900,269.52
Payment	07/15/2021	8357	Jepson, Lori:Jepson, Lori 5% Current	578.83	900,355.96
Deposit	07/15/2021			146.17	900,934.79
Payment	07/15/2021		Wozniak, Katie:Current - 5%	152.57	901,080.96
Deposit	07/15/2021			7.43	901,233.53
Payment	07/15/2021	995280	Klenke, Melissa 5%:HOME Funds	127.27	901,240.96
Deposit	07/15/2021			82.73	901,368.23
Payment	07/22/2021	2753339190	Hale, Shauntia 5%:Current Portion	481.48	901,450.96
Deposit	07/22/2021			148.52	901,932.44
Payment	07/22/2021	995281	Klenke, Melissa 5%:HOME Funds	133.41	902,080.96
Deposit	07/22/2021			76.59	902,214.37
Payment	07/22/2021	15620	Ciokevicz (France), Desiree tripped	170.00	902,290.96
Check	07/26/2021	10297	Korger's Decorating, Inc.	679.37	902,460.96
Check	07/26/2021	10298	Workforce Resources	-29.59	903,140.33
Check	07/26/2021	10299	Xcel Energy	-2,072.22	903,110.74
Payment	07/29/2021	337614	Isom, Diane 5%	-35.86	901,038.52
Deposit	07/29/2021			215.86	901,002.66
Payment	07/29/2021	6624	Isham, Diane E 5%:2nd Loan	6.14	901,218.52
Deposit	07/29/2021			213.74	901,224.66
Total 113.87 · Home Revolving Loan Funds					901,438.40
<b>113.86 · Clark Co - HOME RLF</b>					2,929.49
<b>113.862 · Clark Co - HOME - Activity</b>					
Payment	07/29/2021	1190143254	Pfeffer, Michael and Francine	31,983.00	79,979.00
Total 113.862 · Clark Co - HOME - Activity					71,981.10
<b>113.861 · Clark Co - HOME - Admin</b>					103,964.10
Total 113.861 · Clark Co - HOME - Admin					31,983.00
Total 113.86 · Clark Co - HOME RLF					103,964.10
113.72 · Self/Help					-37.59
<b>113.77 · Admin</b>					
Check	07/14/2021	10285	CCHA	-5,605.74	71,212.98
Total 113.77 · Admin					65,607.24
<b>113.70 · HOME Revolving Loan Accounts - Other</b>					-1,399.87
Total 113.70 · HOME Revolving Loan Accounts - Other					-1,399.87



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Accrual Basis

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

Type	Date	Num	Name	Amount	Balance
Total 113.70 · HOME Revolving Loan Accounts				29,306.75	1,077,597.44
113 · Federal Funds-NW Bank Acct - Other					-23,902.15
Deposit	07/31/2021			344.47	-23,557.68
Total 113 · Federal Funds-NW Bank Acct - Other				344.47	-23,557.68
Total 113 · Federal Funds-NW Bank Acct				27,778.30	1,421,330.97
<b>TOTAL</b>				<b>27,778.30</b>	<b>1,421,330.97</b>