

PUBLIC MEETING NOTICE

**CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, AUGUST 15, 2022 AT 3:30 P.M.
THE MEETING WILL BE HELD IN ROOM 016, CHIPPEWA COUNTY COURTHOUSE
711 N. BRIDGE ST., CHIPPEWA FALLS, WI**

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 25, 2022 Meeting
 3. Schedule next meeting date – September 26, 2022
5. Reports:
 1. Rental Housing – Affordability Standards
 2. Update on Results of TBRA Monitoring
 3. Update on Hope Village
6. Business Items:
 1. Approval of the Financial Reports for July 2022
 2. Resolution 2022-06: To Increase the Inspection Fee for Home Repair and Homebuyer Programs
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 25, 2022 AT 3:30 P.M.
ROOM 016 OF THE CHIPPEWA COUNTY COURTHOUSE**

1. CALL TO ORDER

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

2. ROLL CALL

Members present: Danielson, Hull, Jankoski, Kingenberg and McGill

Members absent: none

Others present: Oleson-Bue, Pat Jankoski

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Oleson-Bue noted that the August meeting will be the annual meeting of the Authority with dinner to follow at Connell's Supper Club. McGill and Jankoski made a motion to approve the meeting agenda, minutes of the June 27, 2022 meeting as printed, and schedule the next meeting for August 15, 2022. Motion carried with all present voting aye.

5. REPORTS

1. Update on 218 W. 1st Ave. Stanley: Oleson-Bue referenced the written report and noted that the contractor is making good progress with the new construction home and is on track for a completion date on or before 12/31/22. Oleson-Bue stated that the home is advertised for sale on the Authority's website and that a large family has already identified interest in purchasing this property but has not yet submitted an offer to purchase.

2. Update on HUD Waiver – Section 8 Payment Standards: No addition to the written report.

3. TBRA Monitoring: Oleson-Bue stated that she will provide an update on the results of the monitoring at the August meeting.

4. TBRA 2022 – 2024 Grant Award: No addition to the written report.

6. BUSINESS ITEMS

1. Approval of the Financial Reports for June 2022: Oleson-Bue referenced the financial reports. Hull called for questions. There were none. McGill and Danielson made a motion to approve the financial reports for June 2022 as presented. Motion carried with all present voting aye.

2. Approval to Serve on Chippewa Valley Habitat for Humanity Board of Directors: Oleson-Bue referenced the written report and stated that she had some concerns about her time capacity but has been reassured that the time commitment consists of two-hour monthly meetings and her role would be advisory in nature. Oleson-Bue noted that this would be a three-year term. Discussion included whether or not a formal approval was necessary and Oleson-Bue stated that she is looking for approval since she will be a representative of the Authority in this role. Jankoski and Hull made a motion to approve Oleson-Bue to serve on the Chippewa Valley Habitat for Humanity Board of Directors. Motion carried with all present voting aye.

3. Resolution 2022-05: To Purchase 209 N. 6th St. Cornell: Oleson-Bue handed out a face sheet of the property listing and stated that the seller has accepted the Authority's offer to purchase in the amount of \$78,000 contingent upon Commission approval. Discussion included the condition of the home and the necessary repairs that the Authority intends to complete. Oleson-Bue stated that this home will be sold to an income eligible homebuyer once rehabilitation is complete. Klingenberg and McGill made a motion to approve resolution 2022-05. Motion carried with all present voting aye.

7. **AGENDA ITEMS FOR FUTURE CONSIDERATION**

Hull called for agenda items for future consideration. McGill stated that he would like information on housing affordability standards for rental units in Chippewa County.

8. **ADJOURNMENT**

Jankoski and Klingenberg made a motion to adjourn at 4:00 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

8/15/2022

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Chuck Hull
Chair

Date

**Attachment to the Agenda of the August 15, 2022 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting**

Reports:

1. **Rental Housing Affordability Standards:** At the July meeting, Commissioner McGill requested information on affordability standards for rental units in Chippewa County. I have included some information on the 2022 HUD Fair Market Rents, rent limits for several programs available to subsidize new construction affordable housing developments, and the Authority's locally established rent limits (which includes the cost of tenant-paid utilities). The 2022 HOME Program Rents are aligned with the current HUD Fair Market rents. The 2022 Housing Trust Fund (HTF) Program rents are much lower - the HTF program provides grants to states to produce and preserve affordable housing for extremely low- and very low-income households. I also included rent limits for the Low Income Housing Tax Credit program administered by WHEDA and these rent limits vary based on unit designation for tenant income levels (30% - 60% of the County Median Income). As you can see, there can be wide variation in the rent limits between the various programs designed to create affordable rental housing. Any rental units in Chippewa County where the rent and tenant-paid utility cost fall within the Authority's payment standards can be subsidized for low- and extremely low-income households as long as they pass a Housing Quality Standards inspection and the landlord/owner is willing to participate in the Section 8 voucher program.
2. **Update on Results of TBRA Monitoring:** Two representatives from the State of Wisconsin, Division of Energy, Housing and Community Resources (DEHCR) came on 7/28/22 to monitor the Tenant Based Rental Assistance (TBRA) program administered by the Authority. There were two findings and no concerns. I have attached the correspondence received regarding this monitoring that includes the steps that must be taken and documentation provided to DEHCR by 9/1/22.
3. **Update on Hope Village:** The final work on the community center building is being completed this week and the final walk through with the contractor will be held on 8/16/22. The outdoor infrastructure work is well underway and is expected to be completed no later than 10/1/22. Hope Village is planning an open house at the new community center located at 1825 Kennedy Road, Chippewa Falls. The open house will be held on 8/22/22 at 5:30 p.m. and the public is invited to attend.

Business Items:

1. **Approval of the Financial Reports for July 2022:** The July financials are included in the meeting packet.
2. **Resolution 2022-06: To Increase the Inspection Fee for Home Repair and Homebuyer Programs:** The current inspection fee is \$450 (\$225 for priority repairs and homebuyers) for the CDBG program and other programs administered by the Authority. This rate was set in April 2013 and is due for an update since we are not covering our inspection costs. We have analyzed the administrative costs associated with conducting inspections and writing bid specifications and I am recommending to increase our inspection fees to \$660 (\$330 for priority repairs and homebuyers). This rate will need to be revisited again in 4-5 years, as employee salary and benefit costs generally increase each year.

RESOLUTION 2022-06

Resolution to Increase the Inspection Fee for Home Repair and Homebuyer Programs

WHEREAS Chippewa County Housing Authority (CCHA) administers multiple funding sources for home repair and homebuyer programs; and

WHEREAS CCHA is paid an inspection fee for conducting inspections and drafting bid specifications; and

WHEREAS the inspection fee has not been increased since April 2013; and

WHEREAS the fees charged no longer adequately cover the cost for CCHA to conduct this administrative work.

NOW THEREFORE BE IT RESOLVED THAT the Commission authorizes Chippewa County Housing Authority to increase the inspection fee to \$330 for homebuyers and priority repairs and \$660 for all other home repair projects requiring two or more inspections with an exception for contracts that have been negotiated otherwise, such as the BUILD – Chippewa Falls program.

BE IT FURTHER RESOLVED THAT the increased fees will be charged to all applicants processed on or after September 1, 2022.

Dated this 15th day of August 2022

Chuck Hull, Chairman

Colleen Danielson, Commissioner

David Jankoski, Vice Chairman

Art Klingenberg, Commissioner

Ronald McGill, Commissioner



FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Eau Claire, WI MSA FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$561	\$639	\$836	\$1,131	\$1,295
FY 2021 FMR	\$573	\$659	\$868	\$1,178	\$1,354

Chippewa County, WI is part of the Eau Claire, WI MSA, which consists of the following counties: Chippewa County, WI; and Eau Claire County, WI. All information here applies to the entirety of the Eau Claire, WI MSA.

U.S. DEPARTMENT OF HUD
STATE: WISCONSIN

2022 HOME PROGRAM RENTS

Appleton, WI MSA

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
LOW HOME RENT LIMIT	643	686	881	1190	1195	1374	1554
HIGH HOME RENT LIMIT	643	686	881	1190	1195	1374	1554
For Information Only:							
FAIR MARKET RENT	643	686	881	1190	1195	1374	1554
50% RENT LIMIT	837	897	1077	1244	1388	1531	1674
65% RENT LIMIT	1069	1147	1378	1584	1748	1909	2071

Kenosha County, WI HUD Metro FMR Area

LOW HOME RENT LIMIT	708	810	1007	1163	1298	1432	1566
HIGH HOME RENT LIMIT	708	810	1066	1383	1540	1771	1931
For Information Only:							
FAIR MARKET RENT	708	810	1066	1383	1540	1771	2002
50% RENT LIMIT	783	839	1007	1163	1298	1432	1566
65% RENT LIMIT	999	1072	1288	1480	1631	1781	1931

Duluth, MN-WI HUD Metro FMR Area

LOW HOME RENT LIMIT	692	715	936	1109	1237	1365	1492
HIGH HOME RENT LIMIT	692	715	936	1221	1515	1693	1835
For Information Only:							
FAIR MARKET RENT	692	715	936	1221	1515	1742	1970
50% RENT LIMIT	747	800	960	1109	1237	1365	1492
65% RENT LIMIT	951	1021	1227	1408	1551	1693	1835

Eau Claire, WI MSA

LOW HOME RENT LIMIT	561	639	836	1131	1295	1432	1566
HIGH HOME RENT LIMIT	561	639	836	1131	1295	1489	1684
For Information Only:							
FAIR MARKET RENT	561	639	836	1131	1295	1489	1684
50% RENT LIMIT	783	839	1007	1163	1298	1432	1566
65% RENT LIMIT	999	1071	1287	1479	1630	1780	1929

Fond du Lac, WI MSA

LOW HOME RENT LIMIT	607	639	833	1095	1130	1300	1469
HIGH HOME RENT LIMIT	607	639	833	1113	1130	1300	1469
For Information Only:							
FAIR MARKET RENT	607	639	833	1113	1130	1300	1469
50% RENT LIMIT	737	790	947	1095	1221	1348	1473
65% RENT LIMIT	939	1007	1211	1390	1531	1671	1810

Green Bay, WI HUD Metro FMR Area

LOW HOME RENT LIMIT	636	679	875	1173	1204	1385	1565
HIGH HOME RENT LIMIT	636	679	875	1200	1204	1385	1565
For Information Only:							
FAIR MARKET RENT	636	679	875	1200	1204	1385	1565
50% RENT LIMIT	790	846	1015	1173	1308	1443	1578
65% RENT LIMIT	1008	1081	1298	1491	1644	1796	1947

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Effective Date: June 15, 2022

U.S. DEPARTMENT OF HUD
STATE: WISCONSIN

2022 HOUSING TRUST FUND PROGRAM RENTS

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
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Appleton, WI MSA

HOUSING TRUST FUND RENT	502	538	646	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	502	538	646	746	832	918	1004
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

Chicago-Napererville-Elgin, IL-IN-WI MSA
Kenosha County, WI HMEFA

HOUSING TRUST FUND RENT	470	503	605	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	470	503	605	698	778	859	939
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

Duluth, MN-WI MSA
Duluth, MN-WI HMEFA

HOUSING TRUST FUND RENT	448	480	576	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	448	480	576	665	742	819	896
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

Eau Claire, WI MSA

HOUSING TRUST FUND RENT	470	503	605	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	470	503	605	698	778	859	939
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

Fond du Lac, WI MSA

HOUSING TRUST FUND RENT	442	473	575	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	442	473	568	656	732	808	883
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

Green Bay, WI MSA
Green Bay, WI HMEFA

HOUSING TRUST FUND RENT	473	507	608	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	473	507	608	703	785	866	946
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

Oconto County, WI HMEFA

HOUSING TRUST FUND RENT	422	452	575	752	929	1106	1283
For Information Only:							
30% RENT LIMIT	422	452	542	626	700	771	843
POVERTY GUIDELINE RENT	339	398	575	752	929	1106	1283

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Rent Limits at 30% 2022 County Median Income

Effective April 18, 2022

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	474	507	609	703	785	866	947
Calumet	502	538	646	746	833	919	1005
Chippewa	470	503	604	698	779	859	939
Columbia	486	520	624	721	804	888	971
Dane	606	649	778	899	1003	1107	1211
Dodge	428	458	550	636	709	782	855
Door	432	463	555	642	716	790	864
Douglas	448	480	576	665	742	819	896
Dunn	431	462	554	640	714	788	862
Eau Claire	470	503	604	698	779	859	939
Fond du Lac	442	474	568	657	732	808	884
Grant	422	452	542	626	699	771	843
Green	466	499	600	693	773	853	933
Green Lake	422	452	542	626	699	771	843
Iowa	475	509	611	706	787	869	950
Jefferson	462	495	594	687	766	846	925
Kenosha	470	503	604	698	779	859	939
Kewaunee	474	507	609	703	785	866	947
La Crosse	473	507	608	703	784	865	946
Lincoln	428	458	550	636	709	782	855
Manitowoc	423	454	545	629	702	775	847
Marathon	460	493	591	683	762	841	920
Milwaukee	495	531	637	736	822	906	991
Monroe	428	458	550	636	709	782	855
Oconto	422	452	542	626	699	771	843
Oneida	425	455	546	631	705	778	850
Outagamie	502	538	646	746	833	919	1005
Ozaukee	495	531	637	736	822	906	991
Pepin	427	457	549	634	708	781	854
Pierce	616	660	792	915	1020	1126	1232
Polk	422	452	542	626	699	771	843
Portage	472	506	607	701	782	863	944
Racine	453	486	582	673	751	829	906
Rock	428	458	550	636	709	782	855
St. Croix	616	660	792	915	1020	1126	1232
Sauk	432	462	555	641	715	789	863
Sheboygan	444	476	571	660	736	812	888
Trempealeau	428	458	550	636	709	782	855
Walworth	462	495	594	686	765	845	924
Washington	495	531	637	736	822	906	991
Waukesha	495	531	637	736	822	906	991
Waupaca	428	458	550	636	709	782	855
Winnebago	446	478	573	663	739	816	892
Wood	422	452	542	626	699	771	843

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron
 Jackson Juneau Lafayette Langlade Marinette Marquette Menominee Price
 Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Rents:	422	452	542	626	699	771	843

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Rent Limits at 40% 2022 County Median Income

Effective April 18, 2022

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	632	677	812	938	1047	1155	1263
Calumet	670	718	862	995	1111	1225	1340
Chippewa	627	671	806	931	1039	1146	1253
Columbia	648	694	833	962	1073	1184	1295
Dane	808	865	1038	1199	1338	1476	1615
Dodge	571	611	734	848	946	1043	1141
Door	577	618	741	856	955	1054	1153
Douglas	598	640	768	887	990	1092	1195
Dunn	575	616	739	854	953	1051	1150
Eau Claire	627	671	806	931	1039	1146	1253
Fond du Lac	590	632	758	876	977	1078	1179
Grant	563	603	723	835	932	1028	1125
Green	622	666	800	924	1031	1137	1244
Green Lake	563	603	723	835	932	1028	1125
Iowa	634	679	815	941	1050	1159	1267
Jefferson	617	661	793	916	1022	1128	1234
Kenosha	627	671	806	931	1039	1146	1253
Kewaunee	632	677	812	938	1047	1155	1263
La Crosse	631	676	811	937	1046	1154	1262
Lincoln	571	611	734	848	946	1043	1141
Manitowoc	565	605	727	839	937	1033	1130
Marathon	614	657	789	911	1017	1122	1227
Milwaukee	661	708	850	982	1096	1209	1322
Monroe	571	611	734	848	946	1043	1141
Oconto	563	603	723	835	932	1028	1125
Oneida	567	607	729	842	940	1037	1134
Outagamie	670	718	862	995	1111	1225	1340
Ozaukee	661	708	850	982	1096	1209	1322
Pepin	570	610	732	846	944	1041	1139
Pierce	822	880	1056	1220	1361	1502	1643
Polk	563	603	723	835	932	1028	1125
Portage	630	675	810	935	1043	1151	1259
Racine	605	648	777	898	1002	1105	1209
Rock	571	611	734	848	946	1043	1141
St. Croix	822	880	1056	1220	1361	1502	1643
Sauk	576	617	740	855	954	1053	1151
Sheboygan	593	635	762	880	982	1083	1185
Trempealeau	571	611	734	848	946	1043	1141
Walworth	616	660	792	915	1021	1127	1232
Washington	661	708	850	982	1096	1209	1322
Waukesha	661	708	850	982	1096	1209	1322
Waupaca	571	611	734	848	946	1043	1141
Winnebago	595	637	765	884	986	1088	1190
Wood	563	603	723	835	932	1028	1125

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron
 Jackson Juneau Lafayette Langlade Marinette Marquette Menominee Price
 Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Rents:	563	603	723	835	932	1028	1125

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Rent Limits at 50% 2022 County Median Income

Effective April 18, 2022

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	790	846	1015	1173	1308	1443	1578
Calumet	837	897	1077	1244	1388	1531	1675
Chippewa	783	839	1007	1163	1298	1432	1566
Columbia	810	867	1041	1202	1341	1480	1618
Dane	1010	1081	1297	1499	1672	1845	2018
Dodge	713	764	917	1060	1182	1304	1426
Door	721	772	926	1070	1193	1317	1441
Douglas	747	800	960	1109	1237	1365	1493
Dunn	718	770	923	1067	1191	1314	1437
Eau Claire	783	839	1007	1163	1298	1432	1566
Fond du Lac	737	790	947	1095	1221	1348	1473
Grant	703	753	903	1044	1165	1285	1406
Green	777	833	1000	1155	1288	1421	1555
Green Lake	703	753	903	1044	1165	1285	1406
Iowa	792	848	1018	1176	1312	1448	1583
Jefferson	771	826	991	1145	1277	1410	1542
Kenosha	783	839	1007	1163	1298	1432	1566
Kewaunee	790	846	1015	1173	1308	1443	1578
La Crosse	788	845	1013	1171	1307	1442	1577
Lincoln	713	764	917	1060	1182	1304	1426
Manitowoc	706	756	908	1049	1171	1291	1412
Marathon	767	821	986	1139	1271	1402	1533
Milwaukee	826	885	1062	1227	1370	1511	1652
Monroe	713	764	917	1060	1182	1304	1426
Oconto	703	753	903	1044	1165	1285	1406
Oneida	708	759	911	1053	1175	1296	1417
Outagamie	837	897	1077	1244	1388	1531	1675
Ozaukee	826	885	1062	1227	1370	1511	1652
Pepin	712	763	915	1057	1180	1301	1423
Pierce	1027	1100	1320	1525	1701	1877	2053
Polk	703	753	903	1044	1165	1285	1406
Portage	787	843	1012	1168	1303	1438	1573
Racine	756	810	971	1122	1252	1381	1511
Rock	713	764	917	1060	1182	1304	1426
St. Croix	1027	1100	1320	1525	1701	1877	2053
Sauk	720	771	925	1068	1192	1316	1438
Sheboygan	741	793	952	1100	1227	1354	1481
Trempealeau	713	764	917	1060	1182	1304	1426
Walworth	770	825	990	1144	1276	1408	1540
Washington	826	885	1062	1227	1370	1511	1652
Waukesha	826	885	1062	1227	1370	1511	1652
Waupaca	713	764	917	1060	1182	1304	1426
Winnebago	743	796	956	1105	1232	1360	1487
Wood	703	753	903	1044	1165	1285	1406

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron
 Jackson Juneau Lafayette Langlade Marinette Marquette Menominee Price
 Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
RENTS:	703	753	903	1044	1165	1285	1406

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Rent Limits at 60% 2022 County Median Income

Effective April 18, 2022

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	948	1015	1218	1407	1570	1732	1894
Calumet	1005	1077	1293	1493	1666	1838	2010
Chippewa	940	1007	1209	1396	1558	1719	1879
Columbia	972	1041	1249	1443	1609	1776	1942
Dane	1212	1298	1557	1799	2007	2214	2422
Dodge	856	917	1101	1272	1419	1565	1711
Door	865	927	1111	1284	1432	1581	1729
Douglas	897	960	1152	1331	1485	1638	1792
Dunn	862	924	1108	1281	1429	1577	1725
Eau Claire	940	1007	1209	1396	1558	1719	1879
Fond du Lac	885	948	1137	1314	1465	1617	1768
Grant	844	904	1084	1253	1398	1542	1687
Green	933	999	1200	1386	1546	1706	1866
Green Lake	844	904	1084	1253	1398	1542	1687
Iowa	951	1018	1222	1412	1575	1738	1900
Jefferson	925	991	1189	1374	1533	1692	1851
Kenosha	940	1007	1209	1396	1558	1719	1879
Kewaunee	948	1015	1218	1407	1570	1732	1894
La Crosse	946	1014	1216	1406	1569	1731	1893
Lincoln	856	917	1101	1272	1419	1565	1711
Manitowoc	847	908	1090	1259	1405	1550	1695
Marathon	921	986	1183	1367	1525	1683	1840
Milwaukee	991	1062	1275	1473	1644	1813	1983
Monroe	856	917	1101	1272	1419	1565	1711
Oconto	844	904	1084	1253	1398	1542	1687
Oneida	850	911	1093	1263	1410	1556	1701
Outagamie	1005	1077	1293	1493	1666	1838	2010
Ozaukee	991	1062	1275	1473	1644	1813	1983
Pepin	855	915	1098	1269	1416	1562	1708
Pierce	1233	1320	1584	1830	2041	2253	2464
Polk	844	904	1084	1253	1398	1542	1687
Portage	945	1012	1215	1402	1564	1726	1888
Racine	907	972	1165	1347	1503	1658	1813
Rock	856	917	1101	1272	1419	1565	1711
St. Croix	1233	1320	1584	1830	2041	2253	2464
Sauk	864	925	1110	1282	1431	1579	1726
Sheboygan	889	952	1143	1320	1473	1625	1777
Trempealeau	856	917	1101	1272	1419	1565	1711
Walworth	924	990	1188	1373	1531	1690	1848
Washington	991	1062	1275	1473	1644	1813	1983
Waukesha	991	1062	1275	1473	1644	1813	1983
Waupaca	856	917	1101	1272	1419	1565	1711
Winnebago	892	956	1147	1326	1479	1632	1785
Wood	844	904	1084	1253	1398	1542	1687

Rent limits for the counties listed below are based on the 2022 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Iron
 Jackson Juneau Lafayette Langlade Marinette Marquette Menominee Price
 Richland Rusk Sawyer Shawano Taylor Vernon Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Rents:	844	904	1084	1253	1398	1542	1687

Chippewa County Housing Authority
locally established rent limits
(includes utilities based on attached utility allowance schedule)

Rent Payment Standard	
Effective 8/1/2022	
BEDROOM SIZE	Sec 8 AMOUNT
0	\$673
1	\$766
2	\$1003
3	\$1357
4	\$1554
5	\$1786



Equal Opportunity

This Institution is an Equal Opportunity Employer and Housing Provider

Utility Allowance

Date Updated: 6/1/2022

Date Expires: 5/31/2023

Multi-Family (Apt, Townhouse, Duplex)		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating							
	Natural Gas	38.00	45.00	54.00	61.00	70.00	77.00
	Bottle Gas/Propane	77.00	90.00	108.00	124.00	140.00	155.00
	Electric	23.00	27.00	37.00	47.00	58.00	68.00
	Electric Heat Pump	20.00	24.00	28.00	32.00	36.00	39.00
	Oil	87.00	103.00	119.00	139.00	158.00	174.00
Cooking							
	Natural Gas	4.00	4.00	6.00	7.00	10.00	11.00
	Bottle Gas/Propane	7.00	7.00	11.00	16.00	20.00	23.00
	Electric	4.00	5.00	7.00	10.00	12.00	14.00
Other Electric & Cooling							
	Other Electric (lights & appliances)	16.00	19.00	27.00	34.00	42.00	49.00
	Air Conditioning	3.00	3.00	4.00	5.00	7.00	8.00
Water Heater							
	Natural Gas	9.00	11.00	15.00	20.00	24.00	29.00
	Bottle Gas/Propane	17.00	21.00	28.00	36.00	47.00	56.00
	Electric	12.00	14.00	18.00	22.00	26.00	30.00
	Oil	19.00	23.00	35.00	45.00	55.00	64.00
Tenant-supplied Appliances							
	Range / Microwave Tenant-supplied	11.00	11.00	11.00	11.00	11.00	11.00
	Refrigerator Tenant - supplied	12.00	12.00	12.00	12.00	12.00	12.00
Other--specify: Monthly Charges							
	Electric Charge	23.00	23.00	23.00	23.00	23.00	23.00
	Natural Gas Charge	12.00	12.00	12.00	12.00	12.00	12.00
Water, Sewer, Trash Collection							
City of Bloomer	Water	18.00	19.00	24.00	30.00	35.00	41.00
	Sewer	68.00	70.00	92.00	113.00	135.00	157.00
Village of Boyd	Water	31.00	32.00	41.00	50.00	59.00	68.00
	Sewer	72.00	73.00	90.00	107.00	124.00	141.00
City of Chippewa Falls	Water	18.00	18.00	20.00	23.00	25.00	28.00
	Sewer	19.00	20.00	24.00	28.00	33.00	37.00
	Recycling	5.00	5.00	5.00	5.00	5.00	5.00
City of Cornell	Water	32.00	33.00	42.00	52.00	62.00	71.00
	Sewer	45.00	46.00	56.00	67.00	77.00	88.00
Village of Cadott	Water	18.00	19.00	24.00	30.00	35.00	41.00
	Sewer	68.00	70.00	92.00	113.00	135.00	157.00
Village of Lake Hallie	Water	21.00	21.00	25.00	29.00	33.00	37.00
Village of New Auburn	Water	63.00	64.00	78.00	92.00	107.00	121.00
	Sewer	63.00	65.00	80.00	95.00	110.00	125.00
City of Stanley	Water	67.00	68.00	78.00	88.00	98.00	108.00
	Sewer	42.00	43.00	53.00	63.00	73.00	82.00
Trash Collection	Trash	19.00	19.00	19.00	19.00	19.00	19.00



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary-designee
Susan Brown, Division Administrator

August 1, 2022

Jessica Oleson-Bue
Executive Director
Chippewa County Housing Authority
711 N. Bridge Street #14
Chippewa Falls, WI 54729-1845

RE: Monitoring Report for Chippewa County Housing Authority
Tenant-Based Rental Assistance (TBRA), Agreements #20-03 and #21-04

Dear Ms. Oleson-Bue,

This letter is to follow up on the review of the TBRA program funded by the Department of Administration (DOA), Division of Energy, Housing and Community Resources (DEHCR) and administered by Chippewa County Housing Authority, TBRA Agreements #20-03 and #21-04.

As part of the monitoring process, the Division reviewed the following items:

- Completed TBRA program and general monitoring questionnaires
- Required policies, procedures, and other miscellaneous items
- Two (2) client files
- An example of a payroll record
- Itemized list and backup documentation for one month's TBRA expenditure report
- Two (2) HQS inspections conducted on TBRA client units

The monitoring review resulted in two (2) findings and no concerns. A finding represents an issue of non-compliance with TBRA policy or regulatory requirements. A concern represents an issue with documentation or procedure that does not necessarily represent non-compliance with TBRA policies, implementation manual or regulations, but must be addressed to ensure compliance so the item does not rise to a later finding. Enclosed, please find more detailed information, including recommended corrective actions. Please review this report carefully and respond in writing within 30 calendar days from the date of this letter. Your response must include proposed implementation of the corrective action and a proposed timeline, if not resolved prior to the deadline.

If you have any questions, please contact me via email at Dana.Wallace1@wisconsin.gov or by phone at (608) 261-7013.

Sincerely,

Dana Wallace

Dana Wallace
Grants Specialist – Advanced
Division of Energy, Housing and Community Resources

FINDING #1

Chippewa County Housing Authority
Tenant-Based Rental Assistance (TBRA) Program
Onsite Monitoring – July 28, 2022
TBRA Grant Agreements #20-03 & #21-04

CONDITION	Not Properly Tracking Staff Time Spent on Income Determinations and HQS Inspections
CRITERIA	24 CFR 92.207; 24 CFR 92.209; TBRA Program Manual Chapter 3: Program Requirements – Eligible Services
CAUSE	Chippewa County Housing Authority does track the number of household income determinations and HQS inspections that are completed each month, showing that they charge \$50 per item to TBRA activity funds. Even though Chippewa County Housing Authority charges an allowable amount to TBRA activity funds, there is no documentation showing the actual number of staff hours spent on household income determinations and the actual staff or contractor costs to conduct HQS inspections. The TBRA manual states that grantees can charge whichever is less: (1) \$50 per income determination or the actual staff cost of the income determination and (2) \$50 per inspection (\$35 per re-inspection) plus mileage reimbursed at the current federal rate or the actual staff or contractor costs of the HQS inspections. Without proper documentation, Chippewa County Housing Authority cannot determine which costs are less.
EFFECT	Chippewa County Housing Authority may be overcharging their TBRA activity funds for income determinations and HQS inspections.
CORRECTIVE ACTION	To resolve this finding, Chippewa County Housing Authority must add funding code lines to their timesheets for income determinations and HQS inspections. This will help Chippewa County Housing Authority determine which costs are less and what proper amounts can be charged directly to their TBRA activity funds.

Chippewa County Housing Authority must also submit a plan to DEHCR that explains how they will ensure future compliance with income determination and HQS inspection costs.

The Chippewa County Housing Authority's document submission to resolve this concern should be emailed to Dana Wallace at Dana.Wallace1@wisconsin.gov within 30 days of the date of this letter.

FINDING #2

Chippewa County Housing Authority
Tenant-Based Rental Assistance (TBRA) Program
Onsite Monitoring – July 28, 2022
TBRA Grant Agreements #20-03 & #21-04

CONDITION	Inconclusive/Failed Housing Quality Standards (HQS) Inspections of Two TBRA Client Units
CRITERIA	24 CFR 92.209(i); TBRA Program Manual Chapter 5: Unit Characteristics and Lease Provisions – Housing Quality Standards
CAUSE	Chippewa County Housing Authority randomly selected two of their TBRA client units in Chippewa Falls to be HQS inspected by DEHCR staff. One unit had several items that could not be examined, classifying it as an inconclusive HQS inspection. The other unit had several issues present, classifying it as a failed HQS inspection. For the first unit viewed, the full bathroom could not be located and the mechanical room was not accessible. The second unit viewed had some window screens with holes, a large hole in the garage ceiling and a piece of wood jutting out near the garage door that could pose as a potential tripping hazard.
EFFECT	Without these units passing HQS inspection, Chippewa County Housing Authority's clients may become ineligible to receive TBRA funding.
CORRECTIVE ACTION	To resolve this finding, Chippewa County Housing Authority must work with the landlords to correct the issues identified on their respective HQS inspection forms. Once all the issues have been corrected, the unit must be re-inspected and pass HQS. The Chippewa County Housing Authority's document submission to resolve this finding should be emailed to Dana Wallace at Dana.Wallace1@wisconsin.gov within 30 days of the date of this letter.

NEW Chippewa Co Housing Authority
Profit & Loss Budget Performance
July 2022

	Jul 22	Budget	Apr - Jul 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	11,717.84	13,050.00	21,616.44	21,825.00	76,400.00
704 · Interest Income-712	825.12	291.67	2,122.57	1,166.68	3,500.04
705 · Donation income-715	3,592.47	0.00	8,592.44	0.00	10,000.00
731 · TBRA Admin-715	857.14	666.67	1,645.54	2,766.67	8,100.03
738 · Admin Income-715	20,346.72	72,277.08	37,364.39	135,583.32	510,344.96
Total Income	<u>37,339.29</u>	<u>86,285.42</u>	<u>71,341.38</u>	<u>161,341.67</u>	<u>608,345.03</u>
Gross Profit	37,339.29	86,285.42	71,341.38	161,341.67	608,345.03
Expense					
909 · Contract Service-973	272.85	525.01	2,924.25	3,000.04	7,200.12
910 · CCHA Per Diem-973	315.00	420.00	315.00	420.00	1,680.00
911 · Salaries-911	17,324.52	26,716.75	143,845.71	128,617.00	383,855.00
912 · Audit Fees-912	0.00	0.00	0.00	0.00	8,138.00
915 · Employee Benefits-915	12,932.08	16,209.42	46,508.35	58,055.43	176,427.04
916 · Other Operating-Admin-916	2,952.97	2,717.00	4,767.50	5,880.50	20,844.00
943 · Maintenance-Contract Costs-973	1,407.10	1,725.00	1,697.10	2,250.00	8,300.00
961 · Insurance Expenses-961	0.00	45.83	0.00	183.32	1,049.96
962 · Other General Expenses-962	-6,589.51	16.67	1,081.15	66.68	200.04
973 · CDBG CV Motel Payments	2,158.45		-4,861.55		
9999 · Suspense AC Will Clear	1,850.00	0.00	0.00	0.00	0.00
Total Expense	<u>32,623.46</u>	<u>48,375.68</u>	<u>196,277.51</u>	<u>198,472.97</u>	<u>607,694.16</u>
Net Ordinary Income	4,715.83	37,909.74	-124,936.13	-37,131.30	650.87
Other Income/Expense					
Other Expense					
999 · Capital Replacements	0.00		0.00		400.00
Total Other Expense	<u>0.00</u>		<u>0.00</u>		<u>400.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-400.00</u>
Net Income	<u><u>4,715.83</u></u>	<u><u>37,909.74</u></u>	<u><u>-124,936.13</u></u>	<u><u>-37,131.30</u></u>	<u><u>250.87</u></u>

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING JULY 2022

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,788,557.87	\$483,158.12	\$10,818.88	\$326,943.96	\$384,185.76	\$1,583,451.15
RECEIPTS	\$272,420.09	\$84,421.04	\$0.00	\$970.20	\$170,649.70	\$16,379.15
DISBURSEMENTS	\$499,726.83	\$90,748.00	\$170.71	\$387.20	\$181,225.87	\$227,195.05
BALANCE	\$2,561,251.13	\$476,831.16	\$10,648.17	\$327,526.96	\$373,609.59	\$1,372,635.25
Math check	\$2,561,251.13					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			8/15/2022			
			Date			
Chairman						

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08/09/22

Accrual Basis

NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of July 31, 2022

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						483,158.12
112.10 - NW Bank						483,158.12
112.1 - General/Mgmt						483,158.12
Check	07/01/2022	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 6/30/22 payroll	-823.00	482,335.12
Check	07/07/2022	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 6/30/22 payroll	-4,787.70	477,547.42
Deposit	07/07/2022			Deposit	166.00	477,713.42
Check	07/08/2022	ACH	Verizon Wireless	Acct # 442197098-00001	-94.28	477,619.14
Deposit	07/12/2022			Deposit	100.00	477,719.14
Check	07/13/2022	16097	CCHA - Federal	HOME Funds deposited in error	-1,850.00	475,869.14
Check	07/13/2022	16098	Securian Financial Group	Policy # 002832L & 76038	-327.19	475,541.95
Check	07/13/2022	16099	GFL Environmental	Cust # UE-424052 Inv # UE-215557	-758.88	474,783.07
Check	07/13/2022	16100	HOUSING AUTHORITY ACCOUNTING SPECIAL...	June services	-1,267.96	473,515.11
Check	07/13/2022	16101	DAVID JANKOSKI	Apr - May per diem & mileage	-123.04	473,392.07
Check	07/13/2022	16102	Art Klingenberg	April - June per diem	-166.20	473,225.87
Check	07/13/2022	16103	Greg Hoffman	April per diem	-38.06	473,187.81
Check	07/13/2022	16104	Colleen Danielson	April - June per diem	-193.74	472,994.07
Check	07/13/2022	16105	NAN MCKAY & ASSOCIATES, INC	Inv # INV269790	-239.00	472,755.07
Check	07/13/2022	16106	MENARDS EAU CLAIRE WEST	Acct # 30110389 Inv # 45265 & 44250	-147.92	472,607.15
Check	07/13/2022	16107	OFFICE DEPOT	Billing ID 198318	-50.03	472,557.12
Check	07/13/2022	16108	Andy Clay	6/1 - 6/30/22 Inspections	-1,370.00	471,187.12
Check	07/13/2022	16109	Ferg & Sinclair, Ltd.	Nelson's Case # 2022-CV-105	-629.46	470,557.66
Check	07/13/2022	16110	L.E Phillips Career Dev Center	Customer # CHIAUT TBRA	-284.00	470,273.66
Check	07/13/2022	16111	Chippewa Valley Lawn Care	Lawn care	-1,165.50	469,108.16
Check	07/13/2022	16112	CCHA - Section 8	Section 8 Bryan Carrara	-166.00	468,942.16
Check	07/13/2022	16113	Joel Weiss	June mileage	-6.12	468,936.04
Check	07/13/2022	16114	Janette Jacque	June mileage	-24.99	468,911.05
Check	07/13/2022	16115	RICK D ENDRES	June mileage	-279.48	468,631.57
Check	07/13/2022	16116	VALERIE PRUEHER	June mileage	-17.34	468,614.23
General Journal	07/13/2022	GL23026		Vision salaries & benefits & mileage - deposit	170.71	468,784.94
General Journal	07/14/2022	payroll		Net Pay	-13,957.66	454,827.28
General Journal	07/14/2022	payroll		EE HSA - Pretax	-395.00	454,432.28
Check	07/15/2022	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 7/14/22 payroll	-823.00	453,609.28
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	605.37	454,214.65
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	3,666.52	457,881.17
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	1,111.68	458,992.85
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	24.75	459,017.60
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	1,391.70	460,409.30
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	2,293.50	462,702.80
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	2,550.88	465,253.68
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	842.26	466,095.94
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	6,304.69	472,400.63
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	2,132.03	474,532.66
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	6,215.02	480,747.68
General Journal	07/15/2022	GL23028		1st Quarter Reimbursement	3,150.00	483,897.68
Deposit	07/18/2022			Deposit	64.94	483,962.62
Deposit	07/19/2022			Deposit	27,498.13	511,460.75
Deposit	07/19/2022			Deposit	2,069.74	513,530.49
Deposit	07/19/2022			Deposit	563.71	514,094.20
Deposit	07/19/2022			Deposit	1,164.56	515,258.76
General Journal	07/19/2022	GL23029		Void Jacobson Hardware bill prmt #15481 4/5/2021	65.22	515,323.98
Deposit	07/19/2022			Deposit	100.00	515,423.98
Deposit	07/19/2022			Deposit	856.90	516,280.88
Check	07/20/2022	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 7/14/22 payroll	-4,646.85	511,634.03
Check	07/20/2022	ACH	State of Wisconsin Health Insurance	August 2022 Health Insurance	-13,132.72	498,501.31
Check	07/25/2022	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for June 2022	-8,773.14	489,728.17
Check	07/25/2022	16126	Regency Inn & Suites	Motel Voucher - Hope Village	-2,158.45	487,569.72
Check	07/25/2022	16127	Fleet Feet	Inv # 11098	-61.48	487,508.24
Check	07/25/2022	16128	Delta Dental	8/1 - 8/31/2022 Dental & Vision Plans	-280.30	487,227.94
Check	07/25/2022	16129	CHIPPEWA COUNTY TREASURER	April - June 2022 reimbursements	-9,803.23	477,424.71
Check	07/25/2022	16130	United Way of the Greater Chippewa Valley	Returning unused funds	-6,407.53	471,017.18
Check	07/25/2022	16135	WAHA District 1	Registration for 2022 WAHA Annual Conference	-235.00	470,782.18
Deposit	07/26/2022			Deposit	225.00	471,007.18
Deposit	07/26/2022			Deposit	225.00	471,232.18
Payment	07/26/2022	10418	SHOP	prmt 7/26/2022	53.62	471,285.80
Payment	07/26/2022	10416	Home AR	prmt 7/26/2022	9,994.31	481,280.11
Payment	07/26/2022	10417	NSP	prmt 7/26/2022	429.40	481,709.51
Deposit	07/26/2022			Deposit	225.00	481,934.51
Deposit	07/26/2022			Deposit	10,000.00	491,934.51
General Journal	07/28/2022	payroll		Net Pay	-14,029.75	477,904.76
General Journal	07/28/2022	payroll		EE HSA - Pretax	-395.00	477,509.76
Check	07/29/2022	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 7/28/22 payroll	-823.00	476,686.76
Deposit	07/31/2022			Deposit	160.40	476,847.16
Check	07/31/2022	ACH Fees	NORTHWESTERN BANK	ACH Fees July	-16.00	476,831.16
Total 112.1 - General/Mgmt					-6,326.96	476,831.16
Total 112.10 - NW Bank					-6,326.96	476,831.16
Total 112 - Cash Restricted					-6,326.96	476,831.16
TOTAL					-6,326.96	476,831.16

2:06 PM

08/09/22

Accrual Basis

NEW Chippewa Co Housing Authority

VISION Account QuickReport

As of July 31, 2022

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						10,818.88
112.10 - NW Bank						10,818.88
112.15 - Vision						10,818.88
General Journal	07/13/2022	GL23026		Vision salaries & benefits & mileage - payment	-170.71	10,648.17
Total 112.15 - Vision					-170.71	10,648.17
Total 112.10 - NW Bank					-170.71	10,648.17
Total 112 - Cash Restricted					-170.71	10,648.17
TOTAL					-170.71	10,648.17

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08/09/22

Accrual Basis

NEW Chippewa Co Housing Authority
HCRI Account QuickReport
As of July 31, 2022

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						326,943.96
112.10 · NW Bank						326,943.96
112.11 · HCRI-No post account						326,943.96
112.114 · RL Homebuyer/Homeowner Asst						123,597.69
Total 112.114 · RL Homebuyer/Homeowner Asst						123,597.69
112.112 · HCRI-Admin RL						55,304.70
General Journal	07/22/2022	GL23031		Admin portion of 4/1 - 6/30/2022 income	387.20	55,691.90
Total 112.112 · HCRI-Admin RL					387.20	55,691.90
112.111 · HCRI-Activity RENTAL/SEC.DEP						148,041.57
Deposit	07/19/2022			Deposit	253.00	148,294.57
General Journal	07/22/2022	GL23031		Admin portion of 4/1 - 6/30/2022 income	-387.20	147,907.37
Deposit	07/26/2022			Deposit	300.00	148,207.37
Deposit	07/26/2022			Deposit	30.00	148,237.37
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					195.80	148,237.37
Total 112.11 · HCRI-No post account					583.00	327,526.96
Total 112.10 · NW Bank					583.00	327,526.96
Total 112 · Cash Restricted					583.00	327,526.96
TOTAL					583.00	327,526.96

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Section 8 Account QuickReport
As of July 31, 2022

Type	Date	Num	Name	Amount	Balance
1111 · Northwestern Bank					384,185.76
1111.1 · ADMIN ACCOUNT					325,417.42
Deposit	07/01/2022			19,412.00	344,829.42
Check	07/13/2022	26869	CHIPPEWA COUNTY HOUSING AU...	-27,498.13	317,331.29
Check	07/29/2022	ACH Fee	NORTHWESTERN BANK	-29.00	317,302.29
Deposit	07/31/2022			31.70	317,333.99
Total 1111.1 · ADMIN ACCOUNT				-8,083.43	317,333.99
1111.2 · NW CHECKING					44,335.55
Check	07/01/2022	26850	RENT CHECKS	-521.00	43,814.55
Check	07/01/2022	26851	RENT CHECKS	-887.00	42,927.55
Check	07/01/2022	26852	RENT CHECKS	-101.00	42,826.55
Check	07/01/2022	26853	RENT CHECKS	-188.00	42,638.55
Check	07/01/2022	26855	RENT CHECKS	-48.00	42,590.55
Check	07/01/2022	26856	RENT CHECKS	-448.00	42,142.55
Check	07/01/2022	26857	RENT CHECKS	-24.00	42,118.55
Check	07/01/2022	26858	RENT CHECKS	-206.00	41,912.55
Check	07/01/2022	26859	RENT CHECKS	-303.00	41,609.55
Check	07/01/2022	26860	RENT CHECKS	-1,152.00	40,457.55
Check	07/01/2022	26861	RENT CHECKS	-300.00	40,157.55
Check	07/01/2022	26862	RENT CHECKS	-670.00	39,487.55
Check	07/01/2022	26863	RENT CHECKS	-600.00	38,887.55
Check	07/01/2022	26864	RENT CHECKS	-27.00	38,860.55
Check	07/01/2022	26865	RENT CHECKS	-1,789.00	37,071.55
Check	07/01/2022	26866	RENT CHECKS	-2,093.00	34,978.55
Check	07/01/2022	26867	RENT CHECKS	-418.00	34,560.55
Check	07/01/2022	26868	RENT CHECKS	-9.00	34,551.55
Deposit	07/01/2022			135,070.00	169,621.55
Check	07/01/2022	Rent Checks	RENT CHECKS	-128,192.00	41,429.55
Payment	07/07/2022	5018	Perry, Jennifer / Hazelton, Travis - F	50.00	41,479.55
Payment	07/07/2022	1109	Bleskacek, Jocelyn	25.00	41,504.55
Payment	07/12/2022		Balsiger, Martino f	27.00	41,531.55
Check	07/15/2022	26871	RENT CHECKS	-194.00	41,337.55
Check	07/15/2022	26872	RENT CHECKS	-248.00	41,089.55
Check	07/15/2022	26873	RENT CHECKS	-225.00	40,864.55
Payment	07/19/2022	10414	HALE. SHAUNTIA f Tripped	600.00	41,464.55
Payment	07/19/2022	16112	CARRARA, BRYAN f	166.00	41,630.55
Payment	07/26/2022	1105	BERG, MISTY f	200.00	41,830.55
Total 1111.2 · NW CHECKING				-2,505.00	41,830.55
1111.5 · Mainstream HAP					-4,468.00
Check	07/01/2022	26854	RENT CHECKS	-58.00	-4,526.00
Check	07/01/2022	26866	RENT CHECKS	-466.00	-4,992.00
Deposit	07/01/2022			13,380.00	8,388.00
Check	07/01/2022	Rent Checks	RENT CHECKS	-12,462.00	-4,074.00
Payment	07/19/2022		AUDORFF, CLAYTON f	45.00	-4,029.00
Total 1111.5 · Mainstream HAP				439.00	-4,029.00
1111.6 · Mainstream Admin					-3,030.62
Deposit	07/01/2022			1,643.00	-1,387.62
Check	07/13/2022	26870	CHIPPEWA COUNTY HOUSING AU...	-2,069.74	-3,457.36
Total 1111.6 · Mainstream Admin				-426.74	-3,457.36
1111 · Northwestern Bank - Other					21,931.41
Total 1111 · Northwestern Bank - Other					21,931.41
Total 1111 · Northwestern Bank				-10,576.17	373,609.59
TOTAL				-10,576.17	373,609.59

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Accrual Basis

Home/RR/LTP/Self Help/TBRA

Federal Account QuickReport

As of July 31, 2022

Type	Date	Num	Name	Amount	Balance
113 - Federal Funds-NW Bank Acct					1,583,451.15
115 - Shop Checking Account					40,456.17
115.1 - ACTIVITY					37,843.93
General Journal	07/22/2022	GL23000		0.00	37,843.93
Total 115.1 - ACTIVITY				0.00	37,843.93
115.2 - ADMIN					2,612.24
General Journal	07/22/2022	GL23000		0.00	2,612.24
Check	07/25/2022	10418	CCHA	-53.62	2,558.62
Total 115.2 - ADMIN				-53.62	2,558.62
Total 115 - Shop Checking Account				-53.62	40,402.55
113.79 - LHR					44,688.22
Total 113.79 - LHR					44,688.22
113.82 - LHC					22,183.28
Total 113.82 - LHC					22,183.28
113.799 - LHC/LHR Admin					155.59
Total 113.799 - LHC/LHR Admin					155.59
113.994 - TBRA					-1,856.48
113.089 - 2021 Activity					0.00
Check	07/01/2022	Dir Dep	TBRA RENT CHECKS	-2,823.00	-2,823.00
Check	07/13/2022	10413	Dressler Corp LLC	-825.00	-3,648.00
Total 113.089 - 2021 Activity				-3,648.00	-3,648.00
113.097 - 2020 Activity					-4,741.20
Check	07/01/2022	10406	TBRA RENT CHECKS	-1,080.00	-5,821.20
Check	07/13/2022	10411	CCHA	-176.62	-5,997.82
Check	07/13/2022	10412	CCHA	-130.80	-6,128.62
Total 113.097 - 2020 Activity				-1,387.42	-6,128.62
113.096 - 2020 Admin					352.88
Check	07/13/2022	10409	CCHA	-502.06	-149.18
Check	07/13/2022	10410	CCHA	-355.08	-504.26
Check	07/29/2022	ACH Fees	Northwestern Bank	-2.80	-507.06
Total 113.096 - 2020 Admin				-859.94	-507.06
113.091 - 2016 ACTIVITY					2,531.84
Total 113.091 - 2016 ACTIVITY					2,531.84
Total 113.994 - TBRA				-5,895.36	-7,751.84
113.952 - REV LOAN NSP					116,072.31
Payment	07/12/2022	3718	Dukart (Eternick), Dan & Cora 90605:Current - 5%	281.81	116,354.12
Deposit	07/12/2022			241.19	116,595.31
Payment	07/12/2022	2157	Bohman,Daniel and Tina 90602:Current - 5%	366.62	116,961.93
Deposit	07/12/2022			133.38	117,095.31
Payment	07/12/2022	911569	Davis, Shannon & Betty 90607:Current	396.68	117,491.99
Deposit	07/12/2022			178.32	117,670.31
Check	07/13/2022	10407	Arrow Building Center	-500.00	117,170.31
Payment	07/19/2022	16097	Bohman,Daniel and Tina 90602:Current - 5%	353.94	117,524.25
Deposit	07/19/2022			146.06	117,670.31
General Journal	07/22/2022	GL23000		-567.90	117,102.41
Total 113.952 - REV LOAN NSP				1,030.10	117,102.41
113.957 - Revolving loan Admin NSP					23,100.70
General Journal	07/22/2022	GL23000		567.90	23,668.60
Check	07/25/2022	10417	CCHA	-429.40	23,239.20
Total 113.957 - Revolving loan Admin NSP				138.50	23,239.20
113.81 - Other non revolving loan					41,975.02
Deposit	07/07/2022			90.00	42,065.02

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Type	Date	Num	Name	Amount	Balance
Deposit	07/12/2022			127.00	42,192.02
Deposit	07/12/2022			146.00	42,338.02
Deposit	07/12/2022			240.00	42,578.02
Deposit	07/12/2022			225.00	42,803.02
Deposit	07/19/2022			170.00	42,973.02
Deposit	07/19/2022			515.00	43,488.02
Deposit	07/19/2022			275.00	43,763.02
Deposit	07/26/2022			130.00	43,893.02
Deposit	07/26/2022			520.00	44,413.02
Deposit	07/26/2022			260.00	44,673.02
Total 113.81 · Other non revolving loan				2,698.00	44,673.02
112.1 · RENTAL REHAB					5,705.70
112.16 · Rev. Loan Admin					4,024.87
General Journal	07/22/2022	GL23000		217.55	4,242.42
Total 112.16 · Rev. Loan Admin				217.55	4,242.42
112.14 · Revolving Loan					1,680.83
Payment	07/07/2022	2043	Marsh, Ariel 5%	388.90	2,069.73
Deposit	07/07/2022			9.10	2,078.83
Payment	07/12/2022	3941	Hanson, Mervin 3% 120.00/month	100.79	2,179.62
Payment	07/12/2022	2725	Venzke, Donald - 245 Pine 3%	192.21	2,371.83
Deposit	07/12/2022			14.95	2,386.78
Deposit	07/12/2022			0.25	2,387.03
General Journal	07/22/2022	GL23000		-217.55	2,169.48
Total 112.14 · Revolving Loan				488.65	2,169.48
Total 112.1 · RENTAL REHAB				706.20	6,411.90
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					1,300,164.24
113.87 · Home Revolving Loan Funds					1,080,152.02
Payment	07/08/2022		Wozniak, Katie:2nd loan	528.93	1,080,680.95
Deposit	07/08/2022			21.07	1,080,702.02
Payment	07/12/2022	4360	Svoma, Kris - 5%:current	225.53	1,080,927.55
Deposit	07/12/2022			214.62	1,081,142.17
Payment	07/12/2022	1229	Weycker, Jessica & Drangstveit, Jerid 5%	354.04	1,081,496.21
Deposit	07/12/2022			74.96	1,081,571.17
Check	07/13/2022	10408	CCHA	-563.71	1,081,007.46
Bill Pmt -Check	07/14/2022	10414	Chippewa Co Housing Sect 8	-600.00	1,080,407.46
Bill Pmt -Check	07/14/2022	10415	West Central Region - CDBG	-37,421.00	1,042,986.46
Payment	07/19/2022	2795125...	Hale, Shauntia 5%:Current Portion	425.25	1,043,411.71
Deposit	07/19/2022			204.75	1,043,616.46
Payment	07/19/2022	16097	Jepson, Lori:Jepson, Lori 5% Current	489.09	1,044,105.55
Payment	07/19/2022	16097	Klenke, Melissa 5%:HOME Funds	127.77	1,044,233.32
Deposit	07/19/2022			135.91	1,044,369.23
Deposit	07/19/2022			82.23	1,044,451.46
Payment	07/19/2022	10071	Jepson, Lori:Jepson, Lori 5% Current	597.95	1,045,049.41
Deposit	07/19/2022			127.05	1,045,176.46
Payment	07/19/2022	3645	Klenke, Melissa 5%:HOME Funds	138.96	1,045,315.42
Deposit	07/19/2022			71.04	1,045,386.46
Payment	07/19/2022	995310	Klenke, Melissa 5%:HOME Funds	134.31	1,045,520.77
Deposit	07/19/2022			75.69	1,045,596.46
General Journal	07/22/2022	GL23000		-1,691.15	1,043,905.31
Check	07/25/2022	10419	Chippewa Co Register of Deeds	-30.00	1,043,875.31
Check	07/25/2022	10420	Royal Credit Union	-5,000.00	1,038,875.31
Check	07/25/2022	10421	CCHA	-225.00	1,038,650.31
Payment	07/26/2022	6656	Isham, Diane E 5%:2nd Loan	226.59	1,038,876.90
Deposit	07/26/2022			14.41	1,038,891.31
Payment	07/26/2022	2009	Garrett, Brian C. & Denise J 5%:Current Loan	384.82	1,039,276.13
Deposit	07/26/2022			95.18	1,039,371.31
Payment	07/26/2022	10015	REITAN, JOHN & TARA 5%:CURRENT	802.20	1,040,173.51
Deposit	07/26/2022			191.80	1,040,365.31
Payment	07/26/2022	10016	REITAN, JOHN & TARA 5%:CURRENT	489.73	1,040,855.04
Deposit	07/26/2022			7.27	1,040,862.31

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Federal Account QuickReport
As of July 31, 2022

Type	Date	Num	Name	Amount	Balance
Check	07/27/2022	10422	Mike Woodford dba MJW Enterprises	-83,661.30	957,201.01
Check	07/27/2022	152389	All Title Services Inc.	-78,434.75	878,766.26
Total 113.87 · Home Revolving Loan Funds				-201,385.76	878,766.26
113.86 · Clark Co - HOME RLF					141,592.00
113.862 · Clark Co - HOME - Activity					129,342.80
General Journal	07/22/2022	GL23000		-1,910.00	127,432.80
Total 113.862 · Clark Co - HOME - Activity				-1,910.00	127,432.80
113.861 · Clark Co - HOME - Admin					12,249.20
General Journal	07/22/2022	GL23000		1,910.00	14,159.20
Total 113.861 · Clark Co - HOME - Admin				1,910.00	14,159.20
Total 113.86 · Clark Co - HOME RLF				0.00	141,592.00
113.72 · Self/Help					-37.59
113.77 · Admin					79,857.68
General Journal	07/22/2022	GL23000		1,691.15	81,548.83
Check	07/25/2022	10416	CCHA	-9,994.31	71,554.52
Total 113.77 · Admin				-8,303.16	71,554.52
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				-209,688.92	1,090,475.32
113 · Federal Funds-NW Bank Acct - Other					-20,289.20
Deposit	07/31/2022			249.20	-20,040.00
Total 113 · Federal Funds-NW Bank Acct - Other				249.20	-20,040.00
Total 113 · Federal Funds-NW Bank Acct				-210,815.90	1,372,635.25
TOTAL				-210,815.90	1,372,635.25