

PUBLIC MEETING NOTICE

CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, OCTOBER 23, 2023 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 September 18, 2023 Meeting
 3. Schedule next meeting date – December 11, 2023
5. Reports:
 1. Informal Hearings for Rental Assistance Programs
 2. J. Davis Appointment
 3. Update on Habitat for Humanity Partnership for New Construction
 4. Update on 17 W. Birch St. Chippewa Falls
 5. Update on New Construction Duplex – 103/105 Badger St. Chippewa Falls
 6. Update on 209 N. 6th St. Cornell
 7. Update on 334 E. 2nd Ave. Stanley
 8. Update on 738 Maple St. Chippewa Falls
 9. Review of the Draft 5-Year PHA Plan
 10. Section 8 Housing Choice Voucher Program Updates
 - a. National Standards for Physical Inspection of Real Estate (NSPIRE)
 - b. Housing Opportunity Through Modernization Act of 2016 (HOTMA)
 - c. Enterprise Voucher Management System (eVMS)
 - d. Housing Information Portal (HIP)
6. Business Items:
 1. Approval of the Financial Reports for September 2023
 2. Group Health Insurance – Employer Contribution Rate
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, SEPTEMBER 18, 2023 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, and McGill

Members absent: None

Others present: Oleson-Bue

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Jankoski and McGill made a motion to approve the meeting agenda, minutes of the July 24, 2023 meeting as printed, and schedule the next meeting for October 23, 2023. Motion carried with all present voting aye.

5. REPORTS

1. Informal Hearings for Rental Assistance Programs: No addition to the written report.

2. Update on CDBG Desk Monitoring: Oleson-Bue referenced the written report and noted that there was one finding of non-compliance because the Authority did not maintain documentation that the public notice requirements were being met for the Regional CDBG Housing Committee meetings. Oleson-Bue stated that previously the task of posting the meeting notices was disbursed among the committee members throughout the 10-county region but that she will be sending the meeting notices directly to the county clerks and newspapers moving forward. Oleson-Bue commended the Authority staff for their thoroughness in administering the CDBG program.

3. Update on Results of TBRA Monitoring: Oleson-Bue referenced the written report and stated that she has received a response from the State noting that the finding of non-compliance with the rent payment standard was rescinded. Hull stated that he was pleased that the Authority was able to have communication with the State regarding the finding and was satisfied with the result.

4. Update on Habitat for Humanity Partnership for New Construction: Oleson-Bue referenced the written report and stated that the Authority did not receive any bids for concrete work, and has adjusted the proposed timeframe for completion and is back out for bid for concrete work to be completed no later than 5/31/23. Jankoski noted that ABE Concrete in Stanley has been doing good work in the Stanley area and asked if the Authority included them in the list of contractors that were solicited. Oleson-Bue stated that she was unsure if they were on the list of contractors, but she would make a note to check with staff. Oleson-Bue also noted that the request for bids was published in the Chippewa Herald and posted on the Authority's website so the opportunity is available for all contractors to bid.

5. Schedule Annual Hearing Regarding 5-Year PHA Plan: Oleson-Bue referenced the written report and stated that she will need to schedule the annual hearing in December and publish notice at least 45 days in advance of the hearing, in addition to sending a notice to all participants of the Section 8 program. Discussion included combining the November and December meetings, and all commissioners in attendance stated they would be available on 12/11/23 for the annual hearing followed by the commission meeting.

6. Executive Director Employment Review: Oleson-Bue provided information on what has been going well, challenges encountered, and goals for the future. Discussion included full utilization of CDBG and Section 8 funding allocations, preparations for retirements of long-standing staff members, and community engagement and partnership with local agencies. Further discussion included challenges such as agency budgeting with the current program reimbursement structure and timeline, implementation of the new software system for the voucher program, and more staff retirements expected in 3-5 years. Additional

discussion included the possibility for a conversion of a non-residential building into affordable rental units and the possibility and benefit of creating a middle management structure for the CDBG and Section 8 programs administered by the Authority if the budget allows in the future. It was suggested to revisit the Authority staff workload for possible redistribution of duties and to gain insight from staff on the skills they may have that might be underutilized. There were no other comments or questions.

6. BUSINESS ITEMS

1. Approval of the Financial Reports for July 2023: Hull called for questions. There were none.

Jankoski and McGill made a motion to approve the financial reports for July 2023 as printed. Motion carried with all present voting aye.

2. Approval of the Financial Reports for August 2023: Hull called for questions. McGill asked about the disbursement of \$41,393.95 for the property 11408 County Hwy M. Oleson-Bue stated that this was the foreclosed property in New Auburn that the Authority sold recently. Oleson-Bue explained that the full payment for that property was deposited into the management bank account to cover expenses that were incurred for carrying costs, clean out of the property, legal fees, etc. and that \$41,393.95 were the remaining proceeds that were transferred to the Authority's federal account to be used toward another NSP project, specifically, the new construction duplex on Badger St. in Chippewa Falls. Danielson and Jankoski made a motion to approve the financial reports for August 2023 as printed. Motion carried with all present voting aye.

3. Authorization to Decrease Payment Standards for Section 8 Program: Oleson-Bue referenced the written report, and stated that the Authority will need to decrease the payment standard for 4 and 5-bedroom units effective 1/1/24 since the current HUD waiver that allowed for the higher payment standards will expire on 12/31/23. Jankoski and McGill made a motion to decrease the payment standards to \$1,632 for 4-bedroom units and \$1,877 for 5-bedroom units effective 1/1/24. Motion carried with all present voting aye.

4. Authorization to Purchase Retirement Gift for A. Klingenberg: Discussion included Chamber of Commerce gift certificates and an engraved plaque for gift options. McGill and Danielson made a motion to approve an expenditure up to \$100.00 toward a gift for Art Klingenberg. Motion carried with all present voting aye.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Hull called for agenda items for future consideration. Oleson-Bue stated that she expects that the Housing Commission vacancy will be filled in October and she will provide an update at the next meeting. Hull called for additional agenda items for future consideration. Jankoski stated that he would like to see an update on the Authority's project in Stanley and other special projects.

8. ADJOURNMENT

Jankoski and McGill made a motion to adjourn at 4:39 p.m. Motion carried with all present voting aye.

Respectfully Submitted,

Certified:

10/23/2023

Jessica Oleson-Bue
Executive Director/Secretary to the Commission

Chuck Hull
Chair

Date

**Attachment to the Agenda of the October 23, 2023 Meeting
Chippewa County Housing Authority (CCHA) Commission Meeting**

Reports:

1. **Informal Hearings for Rental Assistance Programs:** There were no informal hearings conducted since the last meeting, and no new requests for a hearing.
2. **J. Davis Appointment:** Judith Davis has been appointed to the Housing Authority Commission as the representative for the Northwest region of Chippewa County.
3. **Update on Habitat for Humanity Partnership for New Construction:** We are partnering with Habitat for Humanity to build a single family home on Lot 43 Bluff View Circle West, Chippewa Falls. We had to re-bid the concrete work, and this time we received one bid from DJ's Concrete. The bid was reasonable and so we have awarded the contract. Our building inspector is working on soliciting bids for electrical, plumbing, and HVAC so that we can move forward with pulling the building permit and start the project pending contractor availability.
4. **Update on 17 W. Birch St. Chippewa Falls:** We purchased this property on 8/6/21 with the intent to rehabilitate and maintain as a rental unit. We hired contractors to complete lead hazard remediation work, replace the roof, and repair the soffit and fascia. We have made some significant changes to the layout of the home to enable a half bath on the second level to become a full bathroom and have added an additional bedroom so that the home now has five bedrooms. We are waiting for the electrician to be available before we can finish the home. We do not have an expected completion date at this time, likely early-to-mid 2024 before the home will be available for leasing.
5. **Update on New Construction Duplex - 103/105 Badger St. Chippewa Falls:** We purchased this lot on 8/31/21 and went through the process for re-zoning from R-1C Single Family District to R-2 Two Family Residential District so that we could build a duplex rather than a single family home. The rezoning was approved through passage of Ordinance 2022-03 by the City of Chippewa Falls on 2/1/22. We are working with a general contractor for the construction of the duplex, and the project is nearing completion. We will begin advertising the units for rent to be available in January 2024.
6. **Update on 209 N. 6th St. Cornell:** We purchased this property on 7/29/22 for the purpose of rehabilitation and re-sale to an income eligible family. This property needed numerous repairs including: roof, soffit/fascia, gutters, siding (re-painted house and garage siding), windows, exterior doors, some electric, some plumbing, replace water heater, insulation, flooring throughout the home. The work is nearing completion and we expect it will be available for sale by the end of 2023 or early 2024.
7. **Update on 334 E. 2nd Ave. Stanley:** We purchased this property on 6/28/23 for the purpose of rehabilitation and re-sale to an income eligible family. We have received the results of the Lead Risk Assessment and will be drafting the bid specifications. The project requires sealed bidding. We are planning to replace windows, roof (portion), gutters, A/C unit, some electrical, doors, duct work needs to be run upstairs, bathroom updates, flooring throughout, painting, and kitchen cabinets.
8. **Update on 738 Maple St. Chippewa Falls:** We purchased this property on 7/6/23 for the purpose of rehabilitation and re-sale to an income eligible family. We have received the results of the Lead Risk Assessment and will be drafting the bid specifications. The project

requires sealed bidding. We are planning to replace siding, windows, soffit/fascia, some electrical, countertops, flooring, some misc. patching, and painting.

9. **Review of the Draft 5-Year PHA Plan:** We are in the process of updating our 5-Year PHA Plan. I have solicited feedback from staff and community agencies, and will be hosting a listening session for Housing Choice Voucher (HCV) program participants on 10/19/23 regarding the proposed goals and objectives. The draft plan is included in the meeting packet. We will hold the public hearing on 12/11/23 and the final plan must be submitted to HUD no later than 1/15/24.

10. **Section 8 Housing Choice Voucher Program Updates:**

- a. **NSPIRE:** HUD is changing the inspection model for HUD funded programs from Housing Quality Standards (HQS) to the National Standards for the Physical Inspection of Real Estate. The final NSPIRE rule was published on 5/11/23 and was supposed to be implemented for the HCV program on 10/1/23. On 9/28/23, HUD issued a notice advising public housing authorities (PHAs) that they can maintain HQS as their inspection model until 10/1/24. CCHA has opted to delay implementation of NSPIRE to allow more time for staff training and notice to participating landlords.
- b. **HOTMA:** The Housing Opportunity through Modernization Act was signed into law on 7/29/16. HUD finalized HOTMA rulemaking in 2023 and this modifies the regulations for determining household income and assets, impacting household eligibility and rent payments. This also sets limits on assets for families assisted under the HCV program and other public housing and project based voucher programs. The final rule is effective on 1/1/24 but HUD has recently published notice that allows PHAs 12 months to implement the HOTMA provisions. We subscribe to the Nan McKay service for updating our administrative plan and they expect to release the updated version in early 2024. We must implement the changes no later than 1/1/25. CCHA staff have had some training on the HOTMA changes, but we will participate in an in-depth training when available.
- c. **eVMS:** HUD is updating its system for reporting from the Voucher Management System (VMS) to the Enterprise Voucher Management System (eVMS). HUD expects that the new system will improve HCV program administration and modernize the process HUD uses to record monthly HCV program performance and calculate program payments. HUD is planning to transition PHAs in "waves" but the process is delayed due to several factors, including changes that need to be made to the HUD form 50058 that will incorporate the HOTMA provisions. I was notified in July '23 that CCHA was selected as an eVMS Wave 1 participant and that I was invited to attend a kickoff webinar in August '23. However, prior to the date of the webinar, I was notified that there was a delay and I have not heard anything further at this time.
- d. **HIP:** HUD is planning a software conversion from PIC (Public and Indian Housing Information Center) to HIP (Housing Information Portal). The new software will be cloud based and implementation will be forthcoming. At this time, no conversion date has been set.

Business Items:

1. **Approval of the Financial Reports for September 2023:** The September financials are included in the meeting packet.
2. **Group Health Insurance Employer Contribution Rate:** The Department of Employee Trust Funds (ETF) is creating an online system for each participating employer in the State of Wisconsin group health insurance. As part of this process, they requested information on the employer contribution rates for CCHA and we provided the information. We were informed by ETF that CCHA has been using an outdated method for calculating the employer contribution for group health insurance. CCHA has been using the following percentages based on employee FTE status, using the lowest qualified plan:
 - 90% for full time employees,
 - 67.5% for $\frac{3}{4}$ employees,
 - 50% for half time employees, and
 - 25% for employees who work less than 20 hours per week.

Based on ETF 40.10(3), CCHA must pay an employer contribution between 50% and 88% of the average qualified plans for all employees working 1,044 hours or more. For insured part-time employees working less than 1,044 hours per year, CCHA must contribute an amount not less than 25% of the lowest qualified plan. According to the representative at ETF, most participating employers pay 88% of the average qualified plan for full-time employees. I worked with our fiscal manager to look back at the last five years and run the employer contribution based on the average of the qualified plans instead of the lowest qualified plan, and we determined that CCHA has paid 82.8% (without dental) and 82.9% (with dental) on average over the past five years for full-time employees. I'm proposing that CCHA use the following percentages, effective 1/1/24, based on employee FTE status:

- 88% of average qualified plans for full time employees,
- 69% of average qualified plans for $\frac{3}{4}$ employees,
- 50% of average qualified plans for half time employees, and
- 25% of lowest qualified plan for employees who work less than 20 hours per week.

We are currently in the open enrollment period where employees can make changes to their health insurance provider. In 2023, we had 5 employees take a family plan, 5 employees take a single plan, and 2 employees who do not participate in the group health insurance. All employees are full time status. If there are no changes to the plan type (family vs. single) and we still have 10 employees enrolled in the group health insurance, the cost for 2024 will be \$8,667 higher for the year based on the proposed employer contribution rates and the actual premium rates for the insurance providers in our network for 2024.

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: Chippewa County Housing Authority PHA Code: WI248

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2024

The Five-Year Period of the Plan (i.e. 2019-2023): 2024-2028

PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

All information regarding the proposed PHA Plan, PHA Plan Elements, all information relevant to the public hearing and proposed PHA Plan, and the PHA policies are available for inspection by the public at the Housing Authority office located at 711 N. Bridge St. #14, Chippewa Falls, WI 54729. The current 5-Year plan is posted on the Authority's website.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The mission for Chippewa County Housing Authority is to encourage, promote and assist in the development and provision of decent, affordable, and accessible housing for all county residents.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Goal: Expand the supply of affordable housing Objective: Maximize Housing Choice Voucher funding by increasing leasing to 100%. Objective: Review and modify payment standards for Housing Choice Voucher program as needed. Objective: Apply for funding that can be used for assisting low-income families to pay their rent/utilities. Objective: Apply for funding that would allow the acquisition of existing properties that are dilapidated or blighted. Rehabilitate and offer them for rent or for sale at rates that are affordable for low income households. Objective: Leverage private or other public funds to acquire or build units or developments.</p> <p>Goal: Improve the quality of housing Objective: Apply for funding that can be used to maintain the existing housing stock in Chippewa County. Objective: Provide assistance to owners in maintaining and upgrading their owner occupied, or their rental units, by providing funding for repairs and the removal of lead based paint and asbestos hazard. Objective: Work with owners and county zoning to develop plans for improving properties that are substandard or in violation of codes or HUD inspection standards. Objective: Assist municipalities with demolition of condemned properties.</p> <p>Goal: Expand homeownership for low-income families Objective: Apply for funding that can be used to provide down payment assistance. Objective: Expand the Housing Choice Voucher homeownership program. Objective: Work with community partners to develop new construction housing or rehabilitate existing housing for low-income homebuyer households. Efforts will be made to make new construction homes energy efficient and visitable.</p> <p>Goal: Provide support to assist homeowners in maintaining homeownership Objective: Apply for funding that can be used to assist homeowners in completing repairs to their homes. Objective: Apply for funding that can be used to assist homeowners in accessibility improvements.</p> <p>Goal: Promote Fair Housing Objective: Advance Fair Housing practices by disseminating information about the laws and practices of fair housing. Objective: Assist housing consumers who have been victims of discrimination by negotiating with the violator. Objective: Assist housing consumers who have been victims of discrimination to file complaints with HUD when negotiations are not effective.</p>

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal: Expand the supply of affordable housing, especially large unit housing (4 bedroom or larger)

Objective: Maximize Housing Choice Voucher funding by leasing at 100%. In the past five years, Chippewa County Housing Authority (CCHA) has been awarded 42 additional vouchers including 33 Mainstream vouchers, 5 Foster Youth to Independence vouchers and 4 fair share allocation of Housing Choice vouchers. CCHA currently has a total of 451 vouchers and has not been able to lease all vouchers but is utilizing more than 100% of the PHA budget authority.

Objective: Apply for funding that can be used for assisting low-income families to pay their rent/utilities. CCHA has applied for and received funding for Tenant Based Rental Assistance, Mainstream vouchers, and Foster Youth to Independence vouchers.

Objective: Apply for funding that would allow the acquisition of existing single and multi-family rental properties that are dilapidated or blighted. Rehabilitate and offer them for rent or for sale at rates that are affordable for low income households. Focus will be on large unit properties. CCHA has acquired 6 additional units of single family housing during the 5-year period, and has sold 2 to low income homebuyers, is managing 1 as an affordable rental unit without unit-based subsidy, and 3 are in the process of rehabilitation to be sold to a low-income homebuyer.

Goal: Improve the quality of housing

Objective: Apply for funding that can be used to maintain the existing housing stock in Chippewa County. CCHA serves as the administrator of the CDBG program for the West Central Wisconsin Housing Region and 23 CDBG Revolving Loan Funds on behalf of various municipalities. The CDBG program provides funding for home repairs.

Objective: Provide assistance to owners in maintaining and upgrading their owner occupied, or their rental units by providing funding for repairs and the removal of lead based paint and asbestos hazard. CCHA has Rental Rehab and Lead Hazard revolving loan funds available to owners of rental properties.

Objective: Work with owners and County Zoning to develop plans for improving properties that are substandard or in violation of codes or HQS. CCHA regularly works with owners to improve substandard properties through the CDBG home repair program.

Objective: Assist municipalities with demolition of condemned properties. In the 5-year period, CCHA has not been approached by any municipality to assist with the demolition of condemned properties.

Goal: Expand Homeownership for low-income families

Objective: Continue to provide assistance with down payments. In the 5-year period, CCHA has assisted 18 home buyers with down payment assistance through various funding sources such as CDBG, HCRI, and BUILD-Chippewa Falls.

Objective: Expand the Housing Choice Voucher homeownership program. In the 5-year period, CCHA's HCV homeownership program has decreased in participation with currently 3 participating homeowners. In the current housing market, it is difficult for low-income households to find housing that they can afford that will pass HQS inspection standards. CCHA continues to make the program available for voucher holders who are interested in homeownership.

Objective: Work with Chippewa YouthBuild Program to create new housing for low-income homebuyer households. Efforts will be made to make these homes energy efficient and visitable. CCHA partnered with Workforce Resource Inc. (WRI) to construct 2 homes through the YouthBuild program. CCHA partnered with WRI on another YouthBuild grant, but the grant was not funded and so the program has ceased. In 2023, CCHA initiated a partnership with Chippewa Valley Habitat for Humanity to construct a single-family home as a pilot partnership to develop affordable housing for low-income homebuyer households.

Goal: Provide support to assist homeowners in maintaining homeownership

Objective: Continue to provide programs that will assist homeowners in completing repairs to their homes. In cooperation with Chippewa County, CCHA is administering the regional CDBG home repair program and submits CDBG funding applications on a biannual basis on behalf of Chippewa County. CCHA is also administering BUILD-Chippewa Falls funds for home repair in cooperation with the City of Chippewa Falls. With the active regional CDBG grant and the locally held revolving loan funds, there are enough funds available to meet the need at this time.

Objective: Identify an additional service group or organization that can assist homeowners with chore services. In Chippewa County, there are volunteer groups such as the Lions Club, Boy Scouts, and United Way who can assist homeowners with chore services.

Objective: Continue to provide programs that will assist homeowners in accessibility improvements. In the 5-year period, CCHA has assisted 14 homeowners with accessibility improvements to their homes through the CDBG home repair program.

Goal: Re-establish a Central Point of Intake for Homeless Services in Chippewa County

Objective: Identify an agency that is able and/or willing to provide a homeless intake service. CCHA is an active member of the Chippewa County Council on Homelessness and Hunger which highlighted the need for a central point of intake for homeless services in Chippewa County. This group has supported the efforts of a local agency, the Career Development Center – Outreach office, to become the central point of intake for Chippewa County residents experiencing homelessness.

Objective: Identify sources of income to cover the costs of providing the homeless intake services. CCHA, and other members of the Chippewa County Council on Homelessness and Hunger, have been active in providing education and awareness to the community on the issue of homelessness, which has increased community involvement, including donations and other funding opportunities for the CDC-Outreach office to conduct their intake efforts. CCHA has also written letters of support for grants written by the CDC-Outreach office to support homeless intake.

Goal: Promote Fair Housing

Objective: Advance Fair Housing Practices in the County by disseminating information about the laws and practices of fair housing. CCHA disseminates fair housing information by posting information on its' website, conducting an annual fair housing coloring contest for after school programs, and posting fair housing information at public locations.

Objective: Assist housing consumers who have been victims of discrimination by negotiating with the violator. CCHA negotiates with landlords who participate in the Housing Choice Voucher program as needed for violations of fair housing laws.

Objective: Assist housing consumers who have been victims of discrimination to file complaints with HUD when negotiations are not effective. CCHA has and continues to make HUD contact information readily available to consumers.

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>CCHA works in partnership with the local domestic violence agency, Family Support Center, in administration of the Tenant Based Rental Assistance program which provides rental assistance and case management/advocacy services for individuals and families who are homeless or at risk of homelessness due to fleeing domestic violence, dating violence, sexual assault or stalking. CCHA provides information and referral to local domestic violence agencies as well as coordination of their services in conjunction with housing assistance that the victim/s need.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>CCHA defines "significant amendment" as the total elimination of a program for reasons other than lack of funding, and changes to rent or admission policies except those changes that are required or adopted to reflect changes in HUD regulation or are implemented due to national or local emergencies are exempted actions and will not be considered significant amendments or modifications to the 5-Year Plan.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Enact, strengthen, or advertise a local fair housing law: CCHA will publish notice in the Chippewa Herald newspaper to increase community awareness of fair housing laws and protected classes.

Fair Housing Goal:

Display a fair housing poster or provide fair housing information at an appropriate public place: CCHA will post notice of fair housing information in three public locations.

Fair Housing Goal:

Enlist the participation of after-school programs in promotion of fair housing information and distribution of fair housing coloring/art contest.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

NEW Chippewa Co Housing Authority
Profit & Loss Budget Performance
September 2023

	Sep 23	Budget	Apr - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
700 · Administrative Fees-715	3,992.25	2,833.33	27,216.14	26,500.02	72,900.00
704 · Interest Income-712	2,393.03	1,000.00	13,975.82	6,000.00	12,000.00
705 · Donation income-715	0.00	0.00	10,000.00	5,000.00	5,000.00
715 · Other Revenue-715	0.00	0.00	0.00	100.00	400.00
731 · TBRA Admin-715	0.00	466.66	837.71	1,999.98	4,800.00
738 · Admin Income-715	18,703.58	0.00	151,413.32	123,225.00	530,400.00
Total Income	25,088.86	4,299.99	203,442.99	162,825.00	625,500.00
Gross Profit	25,088.86	4,299.99	203,442.99	162,825.00	625,500.00
Expense					
900.4 · TBRA Project Expenses	0.00		1,500.00		
909 · Contract Service-973	-2,184.45	375.00	2,032.00	2,575.00	5,150.00
910 · CCHA Per Diem-973	0.00	105.00	280.00	630.00	1,260.00
911 · Salaries-911	20,466.34	31,820.34	202,032.45	190,921.96	388,048.00
912 · Audit Fees-912	0.00	0.00	3,125.00	0.00	8,663.00
915 · Employee Benefits-915	4,391.29	14,779.08	84,559.93	88,674.52	177,349.00
916 · Other Operating-Admin-916	-1,010.76	1,375.17	6,255.95	8,250.98	16,502.00
943 · Maintenance-Contract Costs-973	-127.86	2,175.00	3,574.96	13,050.00	26,100.00
961 · Insurance Expenses-961	0.00	164.67	-142.00	987.98	1,976.00
962 · Other General Expenses-962	1,215.80	30.84	12,025.90	184.96	370.00
9999 · Suspense AC Will Clear	0.00		15,475.00		
Total Expense	22,750.36	50,825.10	330,719.19	305,275.40	625,418.00
Net Ordinary Income	2,338.50	-46,525.11	-127,276.20	-142,450.40	82.00
Other Income/Expense					
Other Expense					
999 · Capital Replacements	0.00	0.00	3,622.00	0.00	0.00
Total Other Expense	0.00	0.00	3,622.00	0.00	0.00
Net Other Income	0.00	0.00	-3,622.00	0.00	0.00
Net Income	2,338.50	-46,525.11	-130,898.20	-142,450.40	82.00

RECEIPTS AND DISBURSEMENTS

STATEMENT ENDING SEPTEMBER 2023

	TOTAL	General Management Account	VISION Account	HCRI Programs Account	Section 8 Account	Federal Programs Account
BALANCE	\$2,129,697.46	\$324,751.41	\$14,857.48	\$313,693.47	\$404,794.67	\$1,071,600.43
RECEIPTS	\$320,547.11	\$69,089.60	\$0.00	\$139.00	\$213,046.12	\$38,272.39
DISBURSEMENTS	\$289,988.51	\$67,601.07	\$311.25	\$0.00	\$218,274.65	\$3,801.54
BALANCE	\$2,160,256.06	\$326,239.94	\$14,546.23	\$313,832.47	\$399,566.14	\$1,106,071.28
Math check	\$2,160,256.06					
				First Time Homebuyer		Rental Rehab
				Tax/Mortgage		Lease Purchase
				HELP loans		Self-Help
						First Time Homebuyer
						YouthBuild
Certified:						
			10/23/2023			
			Date			
Chairman						

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Accrual Basis

NEW Chippewa Co Housing Authority GENERAL MANAGEMENT Account QuickReport

As of September 30, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						324,751.41
112.10 · NW Bank						324,751.41
112.1 · General/Mgmt						324,751.41
General Journal	09/07/2023	payroll		Net Pay	-14,497.97	310,253.44
General Journal	09/07/2023	payroll		EE HSA - Pretax	-395.00	309,858.44
Deposit	09/07/2023			Deposit	125.00	309,983.44
Payment	09/07/2023		Braden, Christine TRIPPED	pmt 8/31/2023	20.00	310,003.44
Deposit	09/07/2023			Deposit	885.00	310,888.44
Deposit	09/07/2023			Deposit	225.00	311,113.44
Deposit	09/07/2023			Deposit	25.00	311,138.44
Deposit	09/07/2023			Deposit	225.00	311,363.44
Deposit	09/07/2023			Deposit	708.00	312,071.44
Deposit	09/07/2023			Deposit	4,352.17	316,423.61
Check	09/08/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 9/7/23 payroll	-750.00	315,673.61
Check	09/13/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 9/7/23 payroll	-4,624.16	311,049.45
Check	09/18/2023	ACH	Verizon Wireless	Acct # 442197098-00001	-544.09	310,505.36
Check	09/18/2023	16657	Andy Clay	August inspection	-1,512.00	308,993.36
Check	09/18/2023	16658	CHIPPEWA FALLS MAIN STREET PROGRAM	2023 Annual service awards	-115.00	308,878.36
Check	09/18/2023	16659	Chippewa Valley Lawn Care	738 Maple, 209 N 6th, and 334 E 2nd	-410.00	308,468.36
Check	09/18/2023	16660	HOUSING AUTHORITY ACCOUNTING SPECIA...	August services	-1,405.45	307,062.91
Check	09/18/2023	16661	Jessica Oleson-Bue	Reimbursements	-95.34	306,967.57
Check	09/18/2023	16662	LUCAS ENDRES	PIT Count & Building Maintenance	-52.50	306,915.07
Check	09/18/2023	16663		August mileage reimbursement	-411.57	306,503.50
Check	09/18/2023	16664	Securian Financial Group	Policy # 002832L & 76038	-261.20	306,242.30
Check	09/18/2023	16665	United States Treasury	EIN 39-1673491	-253.66	305,988.64
Check	09/18/2023	16648	Chippewa Valley Lawn Care	Lawn Care	-1,200.00	304,788.64
Check	09/18/2023	16652	Jacobsons Hardware	Acct # 68400	-29.28	304,759.36
Deposit	09/19/2023			Deposit	5,644.89	310,404.25
Deposit	09/19/2023			Deposit	8,706.52	319,110.77
Deposit	09/19/2023			Deposit	569.85	319,680.62
Deposit	09/19/2023			Deposit	44,209.65	363,890.27
Check	09/20/2023	ACH	State of Wisconsin Health Insurance	October 2023 Health Insurance	-14,781.10	349,109.17
General Journal	09/21/2023	GL24034		Vision - materials deposit - Menards West Chk # 16622	35.98	349,145.15
General Journal	09/21/2023	GL24034		Vision - August mileage deposit	16.83	349,161.98
General Journal	09/21/2023	GL24034		Vision - April salary & benefit deposit	35.80	349,197.78
General Journal	09/21/2023	GL24034		Vision - May salary & benefit deposit	7.46	349,205.24
General Journal	09/21/2023	GL24034		Vision - June salary & benefit deposit	29.53	349,234.77
General Journal	09/21/2023	GL24034		Vision - July salary & benefit deposit	8.51	349,243.28
General Journal	09/21/2023	GL24034		Vision - August salary & benefit deposit	177.14	349,420.42
General Journal	09/21/2023	payroll		Net Pay	-14,497.92	334,922.50
General Journal	09/21/2023	payroll		EE HSA - Pretax	-395.00	334,527.50
Check	09/22/2023	Def Comp	WISCONSIN DEFERRED COMP PROGRAM	DEF COMP for 9/21/23 payroll	-750.00	333,777.50
Check	09/25/2023	WRS	WISCONSIN RETIREMENT SYSTEM	WRS Contribution for August 2023	-5,981.18	327,796.32
Deposit	09/26/2023			Deposit	708.00	328,504.32
Deposit	09/26/2023			Deposit	330.00	328,834.32
Deposit	09/26/2023			Deposit	1,980.00	330,814.32
Check	09/27/2023	Fed tax	Internal Revenue Services	941 Fed Tax Deposit for 9/21/23 payroll	-4,624.25	326,190.07
Deposit	09/30/2023			Deposit	64.27	326,254.34
Check	09/30/2023	ACH Fe...	NORTHWESTERN BANK	ACH Fees September	-14.40	326,239.94
Total 112.1 · General/Mgmt					1,488.53	326,239.94
Total 112.10 · NW Bank					1,488.53	326,239.94
Total 112 · Cash Restricted					1,488.53	326,239.94
TOTAL					1,488.53	326,239.94

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Accrual Basis

NEW Chippewa Co Housing Authority
VISION Account QuickReport
 As of September 30, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 - Cash Restricted						14,857.48
112.10 - NW Bank						14,857.48
112.15 - Vision						14,857.48
General Journal	09/21/2023	GL24034		Vision - materials payment - Menards West Chk # 16622	-35.98	14,821.50
General Journal	09/21/2023	GL24034		Vision - August mileage payment	-16.83	14,804.67
General Journal	09/21/2023	GL24034		Vision - April salary & benefit payment	-35.80	14,768.87
General Journal	09/21/2023	GL24034		Vision - May salary & benefit payment	-7.46	14,761.41
General Journal	09/21/2023	GL24034		Vision - June salary & benefit payment	-29.53	14,731.88
General Journal	09/21/2023	GL24034		Vision - July salary & benefit payment	-8.51	14,723.37
General Journal	09/21/2023	GL24034		Vision - August salary & benefit payment	-177.14	14,546.23
Total 112.15 - Vision					-311.25	14,546.23
Total 112.10 - NW Bank					-311.25	14,546.23
Total 112 - Cash Restricted					-311.25	14,546.23
TOTAL					-311.25	14,546.23

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Accrual Basis

NEW Chippewa Co Housing Authority

HCRI Account QuickReport

As of September 30, 2023

Type	Date	Num	Name	Memo	Amount	Balance
112 · Cash Restricted						313,693.47
112.10 · NW Bank						313,693.47
112.11 · HCRI-No post account						313,693.47
112.114 · RL Homebuyer/Homeowner Asst						109,237.69
Total 112.114 · RL Homebuyer/Homeowner Asst						109,237.69
112.112 · HCRI-Admin RL						55,537.58
Total 112.112 · HCRI-Admin RL						55,537.58
112.111 · HCRI-Activity RENTAL/SEC.DEP						148,918.20
Deposit	09/07/2023			Deposit	99.00	149,017.20
Deposit	09/07/2023			Deposit	40.00	149,057.20
Total 112.111 · HCRI-Activity RENTAL/SEC.DEP					139.00	149,057.20
Total 112.11 · HCRI-No post account					139.00	313,832.47
Total 112.10 · NW Bank					139.00	313,832.47
Total 112 · Cash Restricted					139.00	313,832.47
TOTAL					139.00	313,832.47

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SECT 8 **Section 8 Account QuickReport** **As of September 30, 2023**

Type	Date	Num	Name	Amount	Balance
1111 · Northwestern Bank					404,794.67
1111.1 · ADMIN ACCOUNT					332,670.65
Deposit	09/01/2023			20,759.00	353,429.65
Check	09/18/2023	27187	CCHA	-41,114.94	312,314.71
Deposit	09/26/2023			8,152.00	320,466.71
Deposit	09/29/2023			8,006.00	328,472.71
Deposit	09/29/2023			33.12	328,505.83
Check	09/29/2023	ACH Fee	NORTHWESTERN BANK	-22.00	328,483.83
Total 1111.1 · ADMIN ACCOUNT				-4,186.82	328,483.83
1111.2 · NW CHECKING					55,612.97
Check	09/01/2023	27170	RENT CHECKS	-196.00	55,416.97
Check	09/01/2023	27171	RENT CHECKS	-408.00	55,008.97
Check	09/01/2023	27172	RENT CHECKS	-332.00	54,676.97
Check	09/01/2023	27173	RENT CHECKS	-593.00	54,083.97
Check	09/01/2023	27174	RENT CHECKS	-302.00	53,781.97
Check	09/01/2023	27175	RENT CHECKS	-572.00	53,209.97
Check	09/01/2023	27176	RENT CHECKS	-480.00	52,729.97
Check	09/01/2023	27177	RENT CHECKS	-688.00	52,041.97
Check	09/01/2023	27178	RENT CHECKS	-463.00	51,578.97
Check	09/01/2023	27179	RENT CHECKS	-523.00	51,055.97
Check	09/01/2023	27181	RENT CHECKS	-2,768.00	48,287.97
Check	09/01/2023	27182	RENT CHECKS	-240.00	48,047.97
Check	09/01/2023	27184	RENT CHECKS	-236.00	47,811.97
Check	09/01/2023	27185	RENT CHECKS	-212.00	47,599.97
Check	09/01/2023	27186	RENT CHECKS	-253.00	47,346.97
Deposit	09/01/2023			161,811.00	209,157.97
Check	09/01/2023	Rent Checks	RENT CHECKS	-152,991.00	56,166.97
Payment	09/07/2023	1008	Murray, Lori f TRIPPED	50.00	56,216.97
Payment	09/07/2023	1009	Murray, Lori f TRIPPED	50.00	56,266.97
Payment	09/07/2023	28973320525	PAPIC, BAJRA f	110.00	56,376.97
Payment	09/07/2023	5035	Perry, Jennifer / Hazelton, Travis - F	50.00	56,426.97
Payment	09/07/2023	921239	CHARLES, ERIC f	78.00	56,504.97
Payment	09/07/2023	1084	Bleskacek, Jocelyn (Daniel) f tripped	25.00	56,529.97
Payment	09/12/2023	10059	Hunsucker (Joyner), Jaclyn f	70.00	56,599.97
Total 1111.2 · NW CHECKING				987.00	56,599.97
1111.5 · Mainstream HAP					-2,933.00
Check	09/01/2023	27180	RENT CHECKS	-514.00	-3,447.00
Check	09/01/2023	27181	RENT CHECKS	-529.00	-3,976.00
Check	09/01/2023	27183	RENT CHECKS	-138.00	-4,114.00
Deposit	09/01/2023			11,682.00	7,568.00
Check	09/01/2023	Rent Checks	RENT CHECKS	-11,605.00	-4,037.00
Total 1111.5 · Mainstream HAP				-1,104.00	-4,037.00
1111.6 · Mainstream Admin					-2,519.15
Deposit	09/01/2023			1,743.00	-776.15
Check	09/18/2023	27187	CCHA	-3,094.71	-3,870.86
Deposit	09/27/2023			427.00	-3,443.86
Total 1111.6 · Mainstream Admin				-924.71	-3,443.86
1111 · Northwestern Bank - Other					21,963.20
Total 1111 · Northwestern Bank - Other					21,963.20
Total 1111 · Northwestern Bank				-5,228.53	399,566.14
TOTAL				-5,228.53	399,566.14

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Accrual Basis

Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of September 30, 2023

Type	Date	Num	Name	Amount	Balance
113 - Federal Funds-NW Bank Acct					1,071,600.43
115 - Shop Checking Account					39,687.30
115.1 - ACTIVITY					37,193.70
Total 115.1 - ACTIVITY					37,193.70
115.2 - ADMIN					2,493.60
Total 115.2 - ADMIN					2,493.60
Total 115 - Shop Checking Account					39,687.30
113.79 - LHR					52,150.92
Total 113.79 - LHR					52,150.92
113.82 - LHC					30,082.68
Payment	09/26/2023	5049	Bruyette, Sharon - Birch Rental 3%:Bruyette, Sharon Le...	278.80	30,361.48
Deposit	09/26/2023			32.20	30,393.68
Payment	09/26/2023	5048	Bruyette, Sharon - Maynard Rental 3%:Bruyette, Sharon...	262.81	30,656.49
Deposit	09/26/2023			48.19	30,704.68
Total 113.82 - LHC					622.00
Total 113.82 - LHC					30,704.68
113.799 - LHC/LHR Admin					5,031.49
Total 113.799 - LHC/LHR Admin					5,031.49
113.994 - TBRA					-545.56
113.087 - 2022 Activity					-2,169.00
Check	09/01/2023	Dir Dep	TBRA RENT CHECKS	-2,150.00	-4,319.00
Check	09/18/2023	10521	Scott Schimmel	-750.00	-5,069.00
Deposit	09/26/2023			2,362.00	-2,707.00
Total 113.087 - 2022 Activity					-538.00
Total 113.087 - 2022 Activity					-2,707.00
113.086 - 2022 Admin					-1.60
Deposit	09/26/2023			236.20	234.60
Check	09/29/2023	ACH ...	Northwestern Bank	-1.20	233.40
Total 113.086 - 2022 Admin					235.00
Total 113.086 - 2022 Admin					233.40
113.088 - 2021 Admin					-480.80
Total 113.088 - 2021 Admin					-480.80
113.091 - 2016 ACTIVITY					2,105.84
Total 113.091 - 2016 ACTIVITY					2,105.84
Total 113.994 - TBRA					-303.00
Total 113.994 - TBRA					-848.56
113.952 - REV LOAN NSP					-7,283.90
Payment	09/19/2023	2241	Bohman,Daniel and Tina 90602:Current - 5%	355.84	-6,928.06
Deposit	09/19/2023			144.16	-6,783.90
Payment	09/19/2023	3733	Dukart (Eternick), Dan & Cora 90605:Current - 5%	314.39	-6,469.51
Deposit	09/19/2023			208.61	-6,260.90
Total 113.952 - REV LOAN NSP					1,023.00
Total 113.952 - REV LOAN NSP					-6,260.90
113.957 - Revolving loan Admin NSP					11,238.70
Total 113.957 - Revolving loan Admin NSP					11,238.70
113.81 - Other non revolving loan					41,987.18
Deposit	09/12/2023			146.00	42,133.18
Deposit	09/12/2023			73.27	42,206.45
Deposit	09/19/2023			170.00	42,376.45
Deposit	09/19/2023			240.00	42,616.45
Deposit	09/19/2023			127.00	42,743.45
Deposit	09/26/2023			275.00	43,018.45
Total 113.81 - Other non revolving loan					1,031.27
Total 113.81 - Other non revolving loan					43,018.45
112.1 - RENTAL REHAB					10,951.24
112.16 - Rev. Loan Admin					4,725.54
Total 112.16 - Rev. Loan Admin					4,725.54
112.14 - Revolving Loan					6,225.70

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Accrual Basis

Home/RR/LTP/Self Help/TBRA Federal Account QuickReport As of September 30, 2023

Type	Date	Num	Name	Amount	Balance
Payment	09/07/2023	2896	Venzke, Donald - 245 Pine 3%	200.35	6,426.05
Deposit	09/07/2023			6.81	6,432.86
Total 112.14 · Revolving Loan				207.16	6,432.86
Total 112.1 · RENTAL REHAB				207.16	11,158.40
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					894,220.60
113.87 · Home Revolving Loan Funds					694,304.06
Check	09/05/2023	ACH	WE ENERGIES	-9.75	694,294.31
Check	09/05/2023	ACH	WE ENERGIES	-11.14	694,283.17
Payment	09/07/2023	191438	Wathke, Lori	3,125.00	697,408.17
Payment	09/07/2023	6681	Isham, Diane E 5%:2nd Loan	149.36	697,557.53
Deposit	09/07/2023			0.63	697,558.16
Payment	09/07/2023	995341	Klenke, Melissa 5%:HOME Funds	142.53	697,700.69
Deposit	09/07/2023			67.47	697,768.16
Payment	09/12/2023	1246	Weycker, Jessica & Drangstveit, Jerid 5%	379.88	698,148.04
Deposit	09/12/2023			49.12	698,197.16
Payment	09/12/2023	2034	Garrett, Brian C. & Denise J 5%:Current Loan	406.73	698,603.89
Deposit	09/12/2023			130.00	698,733.89
Payment	09/12/2023		Wozniak, Katie:2nd loan	228.18	698,962.07
Deposit	09/12/2023			161.82	699,123.89
Check	09/18/2023	ACH	Xcel Energy	-54.84	699,069.05
Check	09/18/2023	10518	CCHA	-569.85	698,499.20
Check	09/18/2023	10519	City of Cornell	-96.37	698,402.83
Check	09/18/2023	10520	Korger's Decorating, Inc.	-158.39	698,244.44
Payment	09/19/2023	2888...	Hale, Shauntia 5%:Current Portion	365.76	698,610.20
Deposit	09/19/2023			264.24	698,874.44
Payment	09/26/2023	10165	Jepson, Lori:Jepson, Lori 5% Current	512.01	699,386.45
Deposit	09/26/2023			112.99	699,499.44
Payment	09/26/2023	995342	Klenke, Melissa 5%:HOME Funds	152.41	699,651.85
Deposit	09/26/2023			57.59	699,709.44
Payment	09/26/2023	192345	Fink, Carson	18,733.00	718,442.44
Payment	09/26/2023	192345	Fink, Carson-Lead	7,575.00	726,017.44
Total 113.87 · Home Revolving Loan Funds				31,713.38	726,017.44
113.86 · Clark Co - HOME RLF					163,132.00
113.862 · Clark Co - HOME - Activity					146,818.80
Total 113.862 · Clark Co - HOME - Activity					146,818.80
113.861 · Clark Co - HOME - Admin					16,313.20
Total 113.861 · Clark Co - HOME - Admin					16,313.20
Total 113.86 · Clark Co - HOME RLF					163,132.00
113.72 · Self/Help					-37.59
113.77 · Admin					38,222.00
Total 113.77 · Admin					38,222.00
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				31,713.38	925,933.98
113 · Federal Funds-NW Bank Acct - Other					-17,015.82
Deposit	09/30/2023			177.04	-16,838.78
Total 113 · Federal Funds-NW Bank Acct - Other				177.04	-16,838.78
Total 113 · Federal Funds-NW Bank Acct				34,470.85	1,106,071.28
TOTAL				34,470.85	1,106,071.28