

PUBLIC MEETING NOTICE

**CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, SEPTEMBER 23, 2024 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 22, 2024 Meeting
 3. Schedule next meeting date – October 28, 2024
5. Reports:
 1. Update on CDBG Desk Monitoring
 2. Update on Results of TBRA Monitoring
 3. Update on 738 Maple St. Chippewa Falls
 4. Update on 334 E 2nd St. Stanley
 5. Update on 209 N 6th St. Cornell
 6. Update on 17 W Birch St. Chippewa Falls
 7. Update on Habitat House
 8. Update on Hope Village
 9. Update on Section 8 Termination/Informal Hearing
6. Business Items:
 1. Approval of the Financial Reports for July 2024
 2. Approval of the Financial Reports for August 2024
 3. Authorization to Increase Payment Standards for Section 8 Program
 4. Resolution 2024-09: To Increase Rent Rates for CCHA rental properties
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 Mudgett at 715-726-7933.



Equal Opportunity

This Institution is an Equal Opportunity Employer and Housing Provider

**PUBLIC MEETING MINUTES
CHIPPEWA COUNTY HOUSING AUTHORITY
MONDAY, SEPTEMBER 23, 2024 AT 3:30 P.M.
ROOM 16 OF THE CHIPPEWA COUNTY COURTHOUSE**

CALL MEETING TO ORDER: Jankoski called the meeting to order at 3:30 p.m.

MEMBERS PRESENT: Jankoski, Danielson, Davis, Martell

OTHER ATTENDEES: Mudgett

MEMBERS ABSENT: Flynn

CONSENT AGENDA: Danielson and Davis made motion to approve the meeting agenda, and minutes from the July 22, 2024 meeting as printed, and scheduled the next meeting for October 28, 2024. Motion carried with all present voting aye.

DIRECTOR'S REPORTS:

1. **Update on CDBG Desk Monitoring:** Mudgett referenced the letter in regards to our CDBG desk monitoring that shows are review resulted in no findings and no concerns.
2. **Update on TBRA Monitoring:** Mudgett referenced the letter from Dana Wallace regarding our monitoring for the TBAA program that shows no further action required and our monitoring was completed. Mudgett explained there were some items initially found when Dana was on site that were addressed.
3. **Update on 738 Maple St Chippewa Falls:** Contractor is working on siding and small projects inside the home.
4. **Update on 334 E 2nd Ave Stanley:** Contractor is done, Rick has list of projects there and we are trying to schedule time for him to start work there.
5. **Update on 209 N 6th St Cornell:** SOLD
6. **Update on 17 W Birch St, Chippewa Falls:** Remodel work continues when Rick has time
7. **Update on Habitat House at 834 Bluffview Circle:** starting to work on the finishing touches, trim, ordering lights, knobs, and cabinet handles. They are going to start rear deck. Electricians to hang lights and put in outlets.
8. **Hope Village Updates:** Resolution to add conversion grant funds to current regional CDBG grant approved by County Board on 09/10/24.
9. **Section 8:** Mudgett filled the board in on a termination from Section 8 who hired an attorney and after the termination wasn't overturned through the informal hearing process, a Writ of Certiorari was filed. This has required us to secure an attorney. There will be ongoing briefings to be filed with the courts before final decision will be made later this year by the judge.

BUSINESS ITEMS:

1. **Approval of the Financial Reports for July 2024:** Danielson and Davis made a motion to approve the financial reports for July 2024 as printed. Motion carried with all present voting aye.
2. **Approval of the Financial Reports for August 2024:** Jankoski and Davis made a motion to approve the financial reports for August of 2024 as printed. Motion carried with all present voting aye.
3. **Authorization to Increase Payment Standards for Section 8 Program:** Martell and Danielson made a motion to approve the payment standards as submitted for Section 8 effective immediately. Motion carried with all present voting aye.
4. **Resolution 2024-09: To increase Rent Rates for CCHA rental properties:** Mudgett referenced the current HUD fair market rents for Chippewa County and CCHA rents currently being charged. All

properties are far below the fair market rent standards. The changes in CCHA Rent rates are all between 50 to 70 % of the fair market rents set forth by HUD. Davis and Danielson made a motion to approve Resolution 2024-09 as submitted. New rental rates to be effective January 1, 2025. Martell abstained from the vote. With all others present voting aye, motion carried.

AGENDA ITEMS FOR FUTURE CONSIDERATION: Jankoski called for agenda items for future consideration. Jankoski also requested updates at future meetings to continue on both the Conversion project for Hope Village and the Section 8 Termination court case.

Jankoski expressed our sincere condolences to Collen Danielson with the loss of her husband.

ADJOURNMENT: Martell and Jankoski made a motion to adjourn at 4:21p.m. Motion carried with all present voting aye.

Respectfully Submitted,
Jessica Mudgett
Executive Director/Secretary to the Commission