



Sawyer County

Agenda

Finance Committee Meeting
Thursday, January 13, 2022 @ 8:30 AM
Assembly Room/Virtual Meeting

Page

1. CALL TO ORDER

- a. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/92253884419>. You can also use the dial in number for listening only at 1-312-626-6799 with the Webinar ID: 922 5388 4419. If additional assistance is needed please contact the County Clerk's Office at 715-634-4866 prior to the meeting. If you are on a computer, click the "Raise Hand" button and wait to be recognized. If you are on a telephone, dial *9 and wait to be recognized.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW

5. MEETING AGENDA

6. PUBLIC COMMENTS

- a. At this time, members of the public will be given the opportunity to address the Committee on items not on the agenda. Please adhere to the following when addressing the Board:
 - Comments will be limited to 3 minutes or less per individual.
 - Comments should be directed to the Committee as a whole and not directed to individual Board members.
 - The Committee cannot respond to your comments during this time.
 - Please sign in and fill out a public comment sheet if you wish to speak on an item.

7. APPROVAL OF MINUTES FROM PREVIOUS MEETING

- a. [12.9.21 Finance Minutes DRAFT](#)

8. MUNICODE CODIFICATION UPDATE

Link to Final Municode Proof: [Microsoft Word - Sawyer County Word Proofs 12-8-2021 - without markup.docx \(sawyercountygov.org\)](#)

9. AMBULANCE BILLING VENDOR RFP (DISCUSSION AND POSSIBLE ACTION)

10. RESOLUTION TO INCREASE 2022 CRIMINAL JUSTICE BUDGET - TAD GRANT (DISCUSSION AND POSSIBLE ACTION)

6 - 7

- a. [Res 2022- Authorizing Increase of Criminal Justice Budget](#)

11. RESOLUTION TO INCREASE 2022 COUNTY ADMINISTRATOR BUDGET-RECRUITING FEE (DISCUSSION AND POSSIBLE ACTION)

8 - 9

- a. [2022- Authorizing Increase in 2022 County Administrator Budget for Recruiting](#)

12. RESOLUTION AUTHORIZING USE OF ARPA FUNDS - SAWYER COUNTY HOUSING AUTHORITY (DISCUSSION AND POSSIBLE ACTION)

10 - 18

- a. [a\) Res 2022- Authorizing Use of ARPA Funds - Housing](#)
[b\) Housing Authority Proposal](#)
[c\) ARPA Appl-Housing Auth](#)

13. COURTROOM FUNDING UPDATE

14. 2021 GENERAL FUND BALANCE DISCUSSION

19

- a. [Fund Balance Designation](#)

15. AMERICAN RESCUE PLAN ACT OF 2021 - FUNDING UPDATE

16. FUTURE AGENDA ITEMS

17. CORRESPONDENCE, REPORTS FROM CONFERENCES AND MEETINGS, OTHER MATTERS FOR DISCUSSION ONLY

DISCLAIMER:

A quorum of the County Board of Supervisors or of any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise made a determination that

attendance at the meeting is necessary to carry out the Board or committee's function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.

Copy sent via email to: County Clerk and News Media. Note: Any person wishing to attend whom, because of a disability, requires accommodation should call the Sawyer County Clerk's Office (715.634.4866) at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

**Minutes of the December 9th meeting of the Sawyer County
Finance Committee
Of the Sawyer County Board of Supervisors
Assembly Room; Sawyer County**



Voting Committee Members (X) Present:

- ☒ Chair: **Bruce Paulsen**
- ☒ Ron Kinsley, Vice Chair
- ☒ Dawn Petit – Virtual
- ☒ Tom Duffy
- ☒ Stacey Hessel

Tom Hoff
Lynn Fitch
Alex Butterfield
Linda Zillmer

Others Present:

Nate Dunston - 8:40 am
Dianne Ince
Mike Keefe

Call to Order – Chair Bruce Paulsen called the meeting to order at 8:30 am.

Certification of Compliance with the open meeting law was met. Roll Call taken and quorum was met.

Meeting Agenda –

Public Comments – Linda Zillmer

Minutes of the previous meeting – A motion was made by Mr. Duffy to approve the minutes of the November 4, 2021, meeting; second by Mr. Kinsley. Motion carried without negative vote.

Ambulance Fees & Billing – Mr. Hoff provided an update on the billing of out-of-county entities that we service and the billing company we use. RFP's for billing have been sent out. Public comment was made by Linda Zillmer. Mr. Dunston provided an overview of the collection process and servicing of Edgewater area. This item will remain on the next month's agenda.

Budget Watch List – Mr. Keefe included a written report of revenues and discussed key components. 2021 has been a surprising year of unexpected revenues. The general fund is in excess of \$3M which is higher than last year at same point in time.

General Fund Balance – This month is the time to look at our trouble spots to see what we can do to help facilitate budget lines facing shortfalls. Mr. Keefe recommended that it may be wise to take some of the excess funds and designate them in the assigned fund balance account to help fill the out-of-county placement gap. Another option might be to fund the resource development fund balance for future dam projects. When this year closes out, Mike will have options available to review for assigned fund balance categories; this item will be revisited in January.

Resolutions – Mr. Hoff presented the Resolution Authorizing Use of ARPA Funds for Hayward Lakes Visitors and Convention Bureau. A motion was made by Ms. Hessel; second by Mr. Duffy to accept this resolution and forward to County Board for approval. A roll call vote was taken and passed 3 – 2; “aye” votes from Kinsley, Duffy and Hessel. “Nay” votes from Paulsen and Petit. In light of the additional funding that HLVCB has received since the last county board meeting, a Resolution to Encourage HLCVB to Forego Receiving 2022 ARPA Appropriation was presented by Mr. Paulsen. Roll call vote was taken and failed 2-3; “aye” votes from Paulsen and Petit; “nay” votes from Kinsley, Duffy and Hessel (Hessel voting “absolutely not and wishing that to be recorded”).

Future Agenda Items – Ambulance Fees and Billing Services; General Funds Appropriation Options

Meeting Date/Time – The next meeting of the Finance Committee will be Thursday, January 13, at 8:30 am in the Assembly Room.

Meeting adjourned at 9:34 am

Minutes recorded by Lynn Fitch, County Clerk

DRAFT

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Resolution _____

**RESOLUTION TO INCREASE THE 2022 CRIMINAL JUSTICE DEPARTMENT BUDGET FOR ADDITIONAL
GRANT FUNDS RECEIVED-TAD GRANT**

WHEREAS, the Criminal Justice Department has received a Treatment Alternatives and Diversion (TAD) Grant from the State of Wisconsin in the amount of \$102,492; and,

WHEREAS, the grant will be used to implement a Diversion Program and Hybrid Treatment Court in Sawyer County; and,

WHEREAS, the grant requires a local match in the amount of \$34,164, which will be funded from the existing 2022 budget, for a total approved grant budget of \$136,656; and,

WHEREAS, the State share of grant funds are not currently included in the 2022 budget.

NOW, THEREFORE BE IT RESOLVED, that the Sawyer County Board of Supervisors approves increasing the 2022 Criminal Justice budget \$102,492.00 for the State share of the TAD Grant.

FISCAL IMPACT: \$102,492 – State Share of Grant

This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on January 20, 2022, by this Sawyer County Finance Committee this 13th day of January, 2022.

Bruce Paulsen, Chairman

Ron Kinsley, Vice Chair

Dawn Petit, Member

Stacey Hessel, Member

Tom Duffy, Member

32 This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 20th day of January,
33 2022.

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36 Tweed Shuman
37 Sawyer County Board of Supervisors Chairman

Lynn Fitch,
Sawyer County Clerk

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Resolution _____

**RESOLUTION TO TRANSFER FUNDS FROM THE 2022 CONTINGENCY BUDGET TO THE 2022
ADMINISTRATOR DEPARTMENT BUDGET FOR RECRUITMENT FEES**

WHEREAS, the current County Administrator has notified the Board of Supervisors of his intent to retire in the near future; and,

WHEREAS, the Administration Committee held a special committee meeting on Thursday, January 6, 2022, and voted to establish an Ad Hoc Committee for the purpose of filling the County Administrator vacancy; and,

WHEREAS, the newly established Ad Hoc Committee is recommending the County hire a recruitment firm to assist in the replacement of the County Administrator; and,

WHEREAS, it's estimated a recruitment firm could charge up to \$20,000 for the recruitment; and,

WHEREAS, there are not funds in the 2022 budget to pay for the recruitment.

NOW, THEREFORE BE IT RESOLVED, the Sawyer County Board of Supervisors determines, adopts, and directs the following:

1. Recitals. The Recitals set forth above are true and accurate, and are therefore incorporated into the Resolution and shall be used not just for reference.
2. Approval of Purchase of Service. The County Board hereby approves contracting with a recruitment firm to assist with hiring a new County Administrator.
3. Funding. The County Board hereby approves transferring up to \$20,000 from the Contingency budget to the County Administrator budget.

This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting on January 20, 2022, by this Sawyer County Finance Committee this 13th day of January, 2022.

Bruce Paulsen, Chairman

Ron Kinsley, Vice Chair

Dawn Petit, Member

Stacey Hessel, Member

Tom Duffy, Member

36 This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 20th day of January,
37 2022.

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40 _____
41 Tweed Shuman
42 Sawyer County Board of Supervisors Chairman

Lynn Fitch,
Sawyer County Clerk

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SAWYER COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. _____

WHEREAS, the American Rescue Plan Act (“ARPA”) established the Local Fiscal Recovery Fund (“LFRF”), which distributes funds (“ARPA Funds”) to provide support to recipients in their efforts to mitigate the economic and public health impacts of COVID-19 on their communities;

WHEREAS, Sawyer County (the “County”) is the recipient of awards distributed via ARPA and LFRF to the County (“ARPA Funds”);

WHEREAS, the County must comply with all federal requirements in the use of its ARPA Funds;

WHEREAS, Interim Final Rule implementing ARPA, 31 CFR Sec. 35.6, Eligible Uses, sets forth four (4) categories of eligible uses for which the County may use its ARPA Funds: (1) to respond to the public health emergency with respect to COVID-19 pandemic or its negative economic impacts; (2) premium pay; (3) revenue loss; and (4) investments in infrastructure.

WHEREAS, the County has reviewed a proposal for the purchase of certain goods and/or services, as more fully described in Exhibit A, which is attached hereto and incorporated herein (the “Purchase”);

WHEREAS, the contents of this Resolution and the Purchase of Service were discussed at the County Finance Committee meeting on January 13, 2022, and the County Finance Committee voted to recommend to the County Board that it adopt this Resolution and complete the Purchase of Service;

WHEREAS, the County Board then discussed this Resolution and the Purchase of Service at its meeting on January 20, 2022.

NOW, THEREFORE, BE IT RESOLVED, the Sawyer County Board of Supervisors determines, adopts and directs the following:

1. Recitals. The Recitals set forth above are true and accurate, and are therefore incorporated into the Resolution and shall be used not just for reference.
2. Approval of Purchase of Service. The County Board hereby approves the Purchase of Service described in Exhibit A.
3. Additional Steps and Purchases. The County Board hereafter approves any additional steps necessary to accomplish the Purchase of Service.

47 4. Health, Welfare and Safety. The County Board hereby determines
48 that completion of the Purchase of Service with ARPA Funds is in the
49 best interest of addressing negative economic impacts of its citizens
50 and visitors.
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53 Fiscal Impact: \$300,000 from ARPA Funds 2022 Budget
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57 This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its
58 meeting on January 20, 2022, by this Sawyer County Finance Committee on this January 13,
59 2022.
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62 _____
63 Bruce Paulsen, Chair

Ron Kinsley, Vice Chair

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65 _____
66 Dawn Petit, Member

Stacey Hessel, Member

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68 _____
69 Tom Duffy, Member

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71 This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 20th day of
72 January, 2022.
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75 _____
76 Tweed Shuman,
77 Sawyer County Board of Supervisors Chairman

Lynn Fitch,
Sawyer County Clerk

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79 Exhibit A – Purchase of Service from Sawyer County Housing Authority.

Workforce Housing Availability

A 2018 housing study of Sawyer County confirmed the need for workforce housing, senior housing, and affordable housing. The study recommended several solutions to promote rental housing; findings included the need to preserve existing rental stock, removal of substandard structures, promotion of rehabilitating rental units, and promoting the development of rental housing. The COVID pandemic has created additional problems, making the housing market even more difficult. A number of problems we see:

- Rental units being sold and used for private use.
- Rental units being sold as investment properties and rents increased to an unaffordable rate, in some cases increasing 60%. Since December of 2020, 13 properties with a total of 39 units that participate in the housing choice voucher program changed ownership.
- No availability to employees moving to the area.
- Increasing construction costs.
- Lack of developers interested in workforce housing.

Creating Four Workforce Housing Apartments by Building Two, Two-bedroom Duplexes

Sawyer County Housing Authority's Sommerset Acres property can support an additional two duplex units. The property currently consists of six, two-bedroom duplexes with attached garage. Rents vary from \$525 to \$650 and include no income restrictions, allowing the units to be rented to anyone who can afford the rent. Current tenants are employed as teachers, office workers, Walmart employees, and retirees.

The most recent build at the property in 2016 was constructed by local builder, Josh Yoder, of YK Construction. At that time the build price was \$196,000. In 2019, eight local contractors were contacted to request bids for an additional duplex; one responded with a build price of \$263,000. The project was not pursued due to lack of funding. In 2021, two bids were received; Yoder Construction at \$360,000 per building and Dave Cecil at \$497,654 per building. Construction costs far outpace affordable rents and without assistance, cannot be completed. The housing authority requests \$300,000 to assist in the construction of four workforce housing units.

Accountability

The housing authority, a non-profit agency created by Sawyer County in 1972, is a separate entity of the county and does not receive funding from the county. The county does appoint the five-member board of commissioners, two of which are county board members, that meet

monthly. Board meetings consist of financial reports, occupancy reports, and housing policies. A financial audit of the housing authority is completed annually with no findings being reported in well over 35 years. The housing authority owns 67 rental units and manages an additional 13 units and has a combined housing work experience of 72 years.

The Sawyer County/Lac Courte Oreilles Economic Development Corporation, who sponsored the housing study of 2018, backs the housing authority's efforts in supplying workforce housing units and has provided a letter of support, which is attached. It is in the best interest of the housing authority to maintain a good working relationship with the Sawyer County/Lac Courte Oreilles Economic Development Corporation for future collaborations.

Schedule and Budget

Time is of the essence to lock in mortgage rates and to secure the building contractor. If the project is approved, the contractor expects to begin construction in September of 2022 and wrapping up in 2023.

The attached income and expense worksheet projects anticipated income flows for a ten-year period. This indicates that keeping the rents affordable leaves a slight level of working capital. Expenses are based on actual charges associated with area rental units and provides a true reflection of costs.

Summary

Workforce housing, defined as 60 to 120% of area median income, is a need throughout Sawyer County. Keeping rents in an affordable range for middle income persons allows graduating students to be employed locally and still be able to rent on their own and potentially save for a down payment to purchase their own home, helping to support the local economy. It also provides retirees who no longer wish to care for their own properties, the option to remain in the area. It's often stated that area employers such as the hospital, health care clinics, manufacturing plants, and school districts struggle to find rental units for prospective employees.

With the high demand of building lake homes, construction of housing in this rent range isn't financially feasible or desirable to most builders and developers. The Sawyer County Housing Authority has the advantage of being a non-profit agency and is able to keep costs down due to a tax-exempt status. Although the housing authority is tax-exempt, it makes payment in lieu of taxes for existing properties owned by the housing authority. With assistance from Sawyer County's American Rescue Plan Act funds, the housing authority has the opportunity to provide at least four suitable units.



PO Box 341, Hayward, WI 54843 | sclcoedc.com | info@sclcoedc.com

December 21, 2021

Sawyer County Governing Board
10610 Main Street Suite 10
Hayward WI 54843

To Whom it My Concern,

This letter is in support of the Sawyer County Housing Authority's request for funds.

I am writing to express support of Sawyer County Housing Authorities request for funds from the American Rescue Plan Act to construct two, two-bedroom duplex units at their Sommerset Acres property in Hayward.

In 2018, the Sawyer County/Lac Courte Oreilles Economic Development Corporation sponsored a housing study of the Sawyer County area. The study confirmed that Sawyer County has a need for housing suitable for all income levels.

The proposed apartments will not have an income limit and would be available to those in the workforce as well as for people of retirement age who sell their homes to move closer to services.

Thank you for your time and consideration in this matter.



Jessica Wagner-Schultz
President

Sawyer County/Lac Courte Oreilles Economic Development Corporation

Sommerset III 12/10/2021											
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Rental income (1)	31920	32160	32400	32640	32880	32880	33240	33240	33480	33480	
Less vacancy allowance (2)	1596	1286	1296	1306	1315	1315	1330	1330	1339	1339	
Net rental income	30324	30874	31104	31334	31565	31565	31910	31910	32141	32141	
Operating Expenses											
Lawn care (3)	800	808	816	824	832	841	849	858	866	875	
Snow removal (4)	600	606	612	618	624	631	637	643	650	656	
Insurance (5)	1800	1818	1836	1855	1873	1892	1911	1930	1949	1969	
Maintenance (6)	500	505	510	515	520	526	531	536	541	547	
Reserve account for major repairs (7)	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	
Payment in lieu of taxes (8)	200	200	200	200	200	200	200	200	200	200	
Operating expense	6400	6437	6474	6512	6550	6589	6628	6667	6707	6747	
Net operating income	23924	24437	24630	24822	25015	24976	25283	25243	25434	25394	
Debt service (9)	23064	23064	23064	23064	23064	23064	23064	23064	23064	23064	
Net after debt service	860	1373	1566	1758	1951	1912	2219	2179	2370	2330	
(1) See rent schedule			Other:								
(2) 5% vacancy			Two Duplex at \$360,000 each						\$720,000		
(3) Based on \$200 per month for four months			Request for funds from Sawyer County ARPA Funds:						\$300,000		
(4) Based on \$60 per time 10 times per year			Contribution from Sawyer County Housing Authority						\$50,000		
(5) Based on quote from Baird Insurance			Mortgage held by Sawyer County Housing Authority:						\$370,000		
(6) Based on actual existing duplex costs			Estimated Start Date:					September 1, 2022			
(7) Based on USDA Project Reserves											
(8) Based on \$50 per unit											
(9) Mortgage \$370,000 at 3.85% or \$1922/month											
(10) Cost based on quote from Yoder Builders Co.											
Rent Schedule	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Apt 1	660	665	670	675	680	680	685	685	690	690	
Apt 2	670	675	680	685	690	690	700	700	705	705	
Apt 3	660	665	670	675	680	680	685	685	690	690	
Apt 4	670	675	680	685	690	690	700	700	705	705	
Monthly rental income	2660	2680	2700	2720	2740	2740	2770	2770	2790	2790	
Annual rental income	31920	32160	32400	32640	32880	32880	33240	33240	33480	33480	

Executive Summary

Employment: Sawyer County's largest employers are located in the Northwest quadrant of the county in the City and Town of Hayward and Lac Courte Oreilles (LCO). Many of the available housing units are outside this area. With unemployment at 3.7% in Sawyer County, most individuals who are able and willing to work are employed. Employers who hire qualified workers from outside of the area report that the new hires have difficulty finding affordable, standard housing.

Past Growth: Sawyer County has experienced steady population and household growth since 1980 with a slight dip in population in 2017. Between 2000 and 2016, estimates show the county added 848 households, but only 222 people were added from 2000 to 2017. This has resulted in a reduction in average household size from 2.39 persons per household in 2000 to an estimated 2.15 in 2016.

Construction: Interviews with area contractors confirm that residential construction is booming. Many are booked out through the next building season. From 2016 to October 2018, 287 building permits have been issued by Sawyer County Zoning for new or replacement dwellings. The ratio of new permanent residents to seasonal is about 50/50.

Sawyer County has the potential for future population and household growth without any additional housing unit construction. This would require converting some of the vacant and seasonal use units to permanent occupancy. With seasonal dwellings accounting for 54.7% of the housing units in the county, Sawyer County has more vacant housing than permanent residences. However, since most of the seasonal dwellings are higher-priced lakeshore housing, it is assumed that these units will remain for seasonal use. Any rental of these units is likely to be through Vacation Rentals By Owner and Air B&B rather than for long term lease. Residential housing growth will be more directly linked to new housing unit construction.

Projected Growth: Sawyer County continues to see population growth, mainly in the 65 and older age cohort, as the population ages and people migrate to the area for retirement. Estimates show the county adding 1,592 people between 2017 and 2030 before death rates exceed birth rates and the population begins to decline.

Projections estimate an increase of 1,346 households from 2016 to 2030. Of these households, an estimated 571 will be households with persons 65 and older. With this trend, it is estimated that household size will continue to decline.

With the trend of people working past the age of 65, Sawyer county could see an increase in the labor force by the 65 and older age cohort. Increases in the labor force will be required to meet the needs of an aging population.

The City of Hayward and Joint Review Board voted to create a Tax Incremental District (TID) on the north side of the city as an incentive zone for development in the City of Hayward. A TID is an area in which tax revenues on property improvements within the district are used to repay investments made by the developer. It was created to support a rental housing development in the City of Hayward. Both the TID and LCO have been designated Opportunity Zones by Sawyer County. The Opportunity Zones are designed to spur economic development by providing tax benefits to investors. See Page 37 for a map of the Opportunity Zones.

Housing Tenure Patterns: Between 2000 and 2016, Sawyer County experienced a gain of 405 owner-occupied and 443 renter-occupied households. Growth is expected to continue with an estimated increase of 809 owner-occupied households from 2016 to 2030 and 537 renter-occupied households during the same time period.

Housing Authority and Income-based Housing: Sawyer County Housing Authority, Lac Courte Oreilles Housing Authority and income-based housing entities account for 640 rental units in Sawyer County. These units make up 31% of the total rental housing inventory. Several of these projects were constructed in the 1970s or early 1980s when the federal government was actively involved in producing low income housing.

The rental vacancy rate for housing authority and income-based housing is 1.1% with a vacancy rate of 0% in the LCO and Hayward areas. All responding income-based housing entities, LCO Housing Authority and Sawyer County Housing Authority reported waiting lists for their rental units in Hayward and LCO.

Housing Authority and Income-based Housing: Based on the research completed for this study, the following recommendations have been made:

- ♦ Maintain and preserve the existing housing stock
- ♦ Demolish and clear any substandard structures
- ♦ Promote the development of rental housing
- ♦ Promote rental housing rehabilitation
- ♦ Promote affordable rental housing creation when possible
- ♦ Promote creation of senior housing
- ♦ Promote education and resources to future homeowners and renters
- ♦ Explore the need for supportive or transitional housing

**Sawyer County
ARPA Purchase Request Form**

Please use this form to request ARPA funds for a project or good/service.

Prepared By: _____ Total Cost: \$350,000
 Department: Sawyer County Housing Authority Estimated Period of Performance: 09/2022 – 09/2023
 Date: December 10, 2021 Department Head Signature: _____

1. Describe how this project or good/service addresses a negative impact due to the Covid pandemic and provide the reasoning/research behind your determination. If needed, please include the page number on the U.S. Treasury Interim Final Rule that states this is an eligible expense.

The workforce housing supply continues to be a problem for citizens and businesses of Sawyer County. Due to Covid 19 and the ability to work remotely, many units that were on the rental market have been sold for private use; other rentals have been purchased for investments and rents increased sometimes as high as 60%. The shortage of housing has more families living together, potentially exposing young and/or elderly to higher risk of Covid. According to *Business Insider*, lumber prices have increased 134% since December, 2019, making new construction projects difficult if not impossible. The Dept. of the Treasury Federal Register, 31 CFR Part 35.6 (12)(ii)(B) states that "Development of affordable housing to increase supply of affordable and high-quality living units" are an eligible use of funds. (p. 26821-26822)

2. If this purchase is for a project to address a negative impact due to the Covid pandemic, please include staff that may be administering and managing the project as well as a breakdown of expenses. If needed, please attach a supplemental excel/word file.

Sawyer County Housing Authority, with a five-member board of commissioners, two of which are Sawyer County Government Supervisors, will oversee the project that is expected to begin September, 2022. Attached is an Excel spreadsheet demonstrating the financial feasibility of the project.

United States, Dept. of the Treasury, "Coronavirus State and Local Fiscal Recovery Funds." Vol. 86. Fed. Reg. Page #26821-26822. May 17, 2021.

<https://markets.businessinsider.com/commodities/lumber-price> accessed 12/7/2021

Comments: Page 34 of the 2018 Housing Study of Sawyer County lists the development of rental housing a need for Sawyer County. Study is posted on <http://www.sawyercountyhousing.com>. With approval from HUD, the housing authority will contribute \$50,000 to the project.

Section To Be Completed by Administration

Approved By: _____ Date: _____
 County Administrator

Approved By: _____ Date: _____
 Accounting

SAWYER COUNTY
General Fund
Unassigned Fund Balance Projection

Amount	Percent	
\$ 4,922,590	34.5%	As of 12/31/2020
\$ 3,000,000		2021 Revenues Exceed Expense
\$ (750,000)		2021 Transfer to Health and Human Services
<u>\$ 7,172,590</u>	50.3%	12/31/2021 Estimated Unassigned Fund Balance
\$ (1,275,290)		2022 Transfer to Health and Human Services
\$ (300,000)		Resource Development Fund Dam Projects
\$ (300,000)		Courtroom Project Additional
<u>\$ 5,297,300</u>	37.2%	12/31/2022 Estimated Unassigned Fund Balance