



**HOUSING AUTHORITIES OF THE  
CITY OF WASHBURN & COUNTY OF BAYFIELD**



420 EAST THIRD STREET, WASHBURN, WI. 54891  
PHONE: (715) 373-2653 FAX: (715) 373-2610



*This institution is an equal opportunity provider.*

**NOTICE TO TENANTS  
PROPOSED RENT (OCCUPANCY CHARGE)**

**Date Posted:  
October 1, 2025**

As a tenant you are hereby notified that, subject to Rural Development approval, rents will be changed effective January 1, 2026.

The Bayfield County Housing Authority has filed with Rural Development, United States Department of Agriculture, a request for approval of a change in the monthly rent (occupancy charge) rates of the Bayfield County Housing Redevelopment-RD-48, LLC, consisting of Seagull Bay Apartments, Flowing Well Apartments, Twin Pines Manor, and Columbia Manor for the following reasons:

1. Inflation
2. Increased operation and maintenance expenses
3. Increased utility cost
4. Increased capital improvement of buildings

Planned rent (occupancy charge) changes are as follows:

| RD-48   |                                    |              |                                     |              |                |              |
|---------|------------------------------------|--------------|-------------------------------------|--------------|----------------|--------------|
|         | Current Rent<br>(Occupancy Charge) |              | Proposed Rent<br>(Occupancy Charge) |              | Amount Changed |              |
| BR Size | Basic<br>Rent                      | Note<br>Rent | Basic<br>Rent                       | Note<br>Rent | Basic<br>Rent  | Note<br>Rent |
| 1       | 738                                | 763          | 738                                 | 803          | 0              | 40           |
| 2       | 825                                | 850          | 875                                 | 940          | 50             | 90           |

**If you receive a rent subsidy, your contribution for rent (occupancy charge) may not change so long as your income and household composition remain unchanged.**

All materials justifying the proposed changes have been reviewed by Rural Development and will be made available to you and other tenants to inspect during the hours of 8 a.m. to 4 p.m. at the following location:

Office of the Bayfield County Housing Authority - Autumn Manor  
420 East Third Street  
Washburn, WI 54891

In accordance with the Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

Mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410

Fax: (202) 690-7442; or  
Email: [program.intake@usda.gov](mailto:program.intake@usda.gov)

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You may submit comments or objections in writing to the Rural Development Servicing Official during the 20-day period immediately following the posting of this notice. Comments or objections should include reasons or information you feel should be considered by the Rural Development Servicing Official. **Your comment or objections must be filed prior to October 21, 2025, with the Rural Development Servicing Official:**

Rural Housing Service  
Attn: Midwest Regional Servicing Team  
PO Box 771340  
St. Louis MO 63177

These comments will be reviewed by the Rural Development Servicing Official and forwarded to the Rural Development approval official who will decide if the changes should be approved.

If Rural Development approves the rent change as presented in this notice, no further notice will be made, and the new rents will become effective upon the date given above. If the approved change cannot be made effective by the date shown above, an additional 30-day notice will be posted, and the tenants will be notified in writing. The new rents will be effective at the next rent due date following the 30-day notice period.

By  
Bayfield County Housing Authority

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