



06/02/26

Rural Development

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Bayfield Co HSG Redevelop-90, LLC
Bayfield County Housing Authority
Jennifer Warren
420 East Third Street
Washburn, WI 54891

HB-2-3560, Appendix 4
Handbook Letter 204 (3560)

Subject: NOTICE OF APPROVED RENT (OCCUPANCY CHARGE)
AND/OR UTILITY ALLOWANCE CHANGE

Dear Jennifer,

You are hereby notified that the Rural Development has reviewed the request for a change in shelter costs for the Bay Ridge Villa #1, 12-6 project, and considered all justifications provided by management. Rural Development approved the following rent and utility rates listed below. The changes for all units will become effective on August 1, 2026 or a later effective date in accordance with state or local laws. The change is needed for the following reasons:

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

The approved changes are as follows:

Table with 8 columns: Location, Unit, Size, Present Rent (Basic, Note, UA), Approved Rent (Basic, Note, UA). Rows include Bayfield Apts., Bay Ridge Villa I, Bay Ridge Villa II, Grand View, Lakeview Terrace, Pine Villa, Rittenhouse Commons, and Wilderness View.

Should you have any questions or concerns, you may contact Rural Development. The Rural Development Servicing Office address is:

USDA Rural Development
Attn: MFH Midwest Region
PO Box 771340
St. Louis, MO 63177
Email: MFHFODMidwest@usda.gov

You must notify the tenants (members) of Rural Development's approval of the rent (occupancy charge) and utility allowance changes by posting this letter in the same manner as the "NOTICE TO TENANTS (MEMBERS) OF PROPOSED RENT (OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE." This notification must be posted in a conspicuous place and cannot be substituted for the usual written notice to each individual tenant (member).

This approval does not authorize you to violate the terms of any lease (occupancy agreement) you currently have with your tenants (members).

For those tenants (members) receiving rental assistance (RA), their costs for rent (occupancy charge) and utilities will continue to be based on the higher of 30 percent of their adjusted monthly income or 10 percent of gross monthly income or if the household is receiving payments for public assistance from a public agency, the portion of such payments which is specifically designated by that agency to meet the household's shelter cost. If tenants are receiving Housing and Urban Development (HUD) Section 8 subsidy assistance, their costs for rent and utilities will be determined by the current HUD formula.

You may file an appeal regarding the rate and utility allowance change as approved. An appeal must be received in the Regional Office no later than 30 calendar days after receipt of the adverse decision. The appeal should state what agency decision is being appealed and should include, if possible, a copy of the adverse decision and a brief statement of why the decision is wrong. A copy of the appeal request should be sent to the agency.

You must inform the tenants (members) of their right to request an explanation of the rate and utility allowance change approval decision within 45 days of the date of this notice by writing to

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All tenants (members) are required to pay the changed amount of rent (occupancy charge) as indicated in the notice of approval.

Any tenant who does not wish to pay the Rural Development approved rent changes may give the owner a 30-day notice that they will vacate. The tenant will suffer no penalty as a result of this decision to vacate, and will not be required to pay the changed rent. However, if the tenant later decides to remain in the unit, the tenant will be required to pay the changed rent from the effective date of the changed rent.

Sincerely,


Jamie Christiansen-Lehman
Rural Development Approving Official