

ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING MINUTES

Wednesday, July 28, 2021

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, July 28, 2021, City Hall Council Chambers, 400 2nd Street South, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 6:00 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken: Mike Conway, Seal Dwyer, Nancy Gohman, Jeff Goerger, George Hontos, and Hani Jacobson. Absent: Abdi Daisane
2. Approval of Agenda – Commissioner Conway moved for approval of consent items and the agenda; Commissioner Dwyer seconded the motion. Commissioner Goerger abstained from voting on Items 3 and 4. All Board members voted in approval. The agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, June 23, 2021 – approved as presented.
4. Approval of Regular Minutes, June 23, 2021 – approved as presented.
5. Review of 2021 Financial Reports – no requested action.
6. Approval of Computer Servers and Storage Upgrade – contract approved with Marco Technologies in the amount of \$32,233.
7. Review of Actions on 2020-2025 Goals – no requested action.

Open Forum: Chair Gohman opened the forum to the public; there was no one wishing to speak.

Old Business:

8. Approval of Resolution 2021-13 – Amendment to Bridges Region 7E Rental Assistance Grant. Executive Director Louise Reis discussed the need for Minnesota Housing to adjust the dollar amount for rental assistance and administrative fees. There are approximately 21 residents in the program. Commissioner Dwyer moved; Commissioner Goerger seconded the motion. Commissioner Hontos questioned the verbiage about individuals being homeless upon admission to a treatment center and Ms. Reis clarified that it is for individuals that are homeless upon admission, and when they are discharged from the treatment center they may be eligible for the program. All commissioners voted in favor; the motion passed.

New Business:

9. Approval of Resolution 2021-14 – Authorization of Employee Units in Public Housing. Ms. Reis recapped that in two of the St. Cloud HRA's properties, Empire and Wilson, there are designated units for caretakers of the buildings. The caretakers maintain the buildings and take care of the property in exchange to live at the property rent-free. The Department of HUD requires the Board authorize the units every three years. Commissioner Goerger moved; Commissioner Dwyer seconded the motion. Chair Gohman inquired about the rent being taxable income for the caretakers. Ms. Reis indicated they do not receive a W-2 for rent, but if the caretakers spend additional time each week completing the necessary tasks, and if it equals more than the value of the unit, then the caretakers receive an additional hourly wage that would go on a W-2. All commissioners voted in favor; the motion passed.

10. Approval of Resolution 2021-15 – Adopting the Special Tax Levy for Payment in the Year of 2022. Ms. Reis recapped that at the June Study Session Finance Director Karen Rizer reviewed the 2022 Tax Levy and the COCC budget. Ms. Reis asked for approval to move forward and present to the City Council at their August meeting. Commissioner Goerger moved for approval; Commissioner Conway seconded the motion. All commissioners voted in favor; the motion passed.

11. Report on Activities – Ms. Reis discussed National Night Out and the properties with their respective planned activities. Ms. Reis noted after the vacancy report, she included the number of applicants on the waiting lists as of July 2021. Ms. Reis also discussed a software upgrade at the St. Cloud HRA office that will allow applicants to go in and check their status and update their personal information. She reminded the Board that the main office was open by appointment only and the front vestibule continues to be open. Ms. Reis then asked Vouchers Programs Manager, Lori Lygre, to provide an update on the Emergency Housing Vouchers. Ms. Lygre provided background that the HRA was awarded 48 housing vouchers to use for households that experience homelessness or are fleeing domestic violence or human trafficking situations. The HRA requested 62 referrals from the Central Coordinated Entry List, as well as three referrals from agencies that provide services for domestic violence or human trafficking situations. The HRA requested more referrals than vouchers because some of the referrals do not respond to the HRA’s attempts to contact them. As of July 2021, the HRA has 28 referrals that are eligible and looking for housing. Commissioner Goerger asked about the length it takes residents fleeing from domestic violence or human trafficking to find a home. Ms. Lygre confirmed they are in transitional housing or at a shelter until their permanent housing is finalized. The individuals work with the staff to find a landlord to rent from, because there can be barriers like their rental history. Commissioner Jacobson asked about whether or not there are a lot of landlords accepting vouchers. Ms. Lygre says there are some landlords that will not accept vouchers, but there are COVID-19 dollars that allowed the HRA to provide monetary incentives to landlords that currently did not accept vouchers to encourage more landlords to accept housing vouchers. Commissioner Hontos questioned the number of port ins and Ms. Lygre confirmed that the 220 amount is the total for the program as of June 30, 2021, not solely for the month of July.

Open Discussion: none.

There being no further business the meeting adjourned at 6:19 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos