

TO: St. Cloud HRA Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: February 15, 2023

SUBJECT: Apartment Building Tour – Al Loehr Apartments

Requested Action: No action requested.

Background: On Wednesday, February 22, 2023 at 5:00 pm, we will meet at the Al Loehr Apartments located at 4055 12th Street North, St. Cloud for a tour of the apartment building. You may park on either side of the parking lot. We will meet in the front of the building. The property manager, Lisa Tvedt will conduct the tour.

After the Al Loehr tour, we will hold the regular St. Cloud HRA Board meeting in the Community Room at the Al Loehr Apartments.

Frequency of Request: n/a

Related Actions: None.

Future Action: None.

Relationship to Goals: Goal #2 – The St. Cloud HRA will promote fair housing and assure high performance in HRA properties and housing subsidy programs.

Budget Impact: No budget impact.

**REGULAR MEETING OF THE
ST. CLOUD HRA BOARD OF COMMISSIONERS**

Al Loehr Veterans & Community Studio Apartments, 4055 12th St N, Community Room
Wednesday, February 22, 2023
Immediately following 5:00 P.M. Apartment Tour

**5:00 P.M. – Apartment Tour – Al Loehr Veterans & Community Studio Apartments, 4055 12th St N,
St. Cloud, MN 56303**

**Mission Statement: To enhance the communities we serve by providing
housing opportunities, fostering stability, and promoting neighborhood revitalization.**

Regular Meeting Agenda:

Welcome New Board Member, Carol Lewis.

1. Roll Call and Pledge of Allegiance.

Consent Agenda:

2. Approval of Agenda. REQUESTED ACTION: Approve.
3. Approval of Annual Meeting Minutes, January 25, 2023. REQUESTED ACTION: Approve.
4. Approval of Regular Minutes, January 25, 2023. REQUESTED ACTION: Approve.
5. Approval of Contract for Replacement of Boilers, HVAC Pumps, and Air Handling Units at Grace McDowall Apartments. REQUESTED ACTION: Approve.
6. Approval of Scattered Site Kitchen Cabinet Contract. REQUESTED ACTION: Approve.

Open Forum: At this time members of the public may address the Board with questions, concerns, or comments (regarding an item NOT on the agenda). Citizens are asked to sign up to speak prior to the Open Forum portion of the meeting. Speakers will be limited to the first five citizens who sign up. The Board members will not ask questions of the speakers, but rather refer the matter to the Administration with a request for a follow-up report. A citizen may speak at the Open Forum only twice during the year. Open Forum is limited to a total of 10 minutes. TIME LIMIT IS 2 MINUTES PER PERSON.

Old Business: none.

New Business:

7. PY 2023 CDBG Presentation.
8. Report on Activities.

Open Discussion:

Adjourn.

ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY ANNUAL MEETING

Wednesday, January 25, 2023

The Annual Meeting of the St. Cloud HRA was held on Wednesday, January 25, 2023 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 5:55 p.m. after a Study Session had adjourned. She presided over the meeting remotely from 123 Riverside Drive SE, St. Cloud, MN. The Regular Meeting immediately followed.

1. Roll Call and Pledge of Allegiance: Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, and Hani Jacobson. Pledge of Allegiance was spoken.

2. Approval of Agenda – Agenda approved as presented.

3. Election of Board Officers for 2023: Commissioner Hontos moved for Commissioner Gohman to remain as Chair; Commissioner Dvorak seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

Commissioner Conway moved for Commissioner Dwyer to be elected as Vice Chair; Commissioner Dvorak seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

Commissioner Dwyer moved for Commissioner Jacobson to be elected as Secretary; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

4. Review and Approval of Professional Responsibilities and the Code of Professional Conduct and Ethics for Commissioners: Commissioner Dvorak moved for approval; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

5. Designation of Committees: Committee of the Whole: Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

Audit Committee: Commissioners Conway, Dwyer, and Gohman serve on this committee. Commissioner Conway moved for Commissioner Dvorak to replace himself and Commissioner Dwyer and Gohman to remain on the committee. Commissioner Hontos seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

Personnel Committee: Commissioners Dvorak, Dwyer, and Jacobson serve on this committee. Commissioner Hontos made a motion for Dvorak, Dwyer, and Jacobson to remain on the committee; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

6. Designation of Official Newspaper – Commissioner Hontos moved to continue with the St. Cloud Times as the HRA's official newspaper; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

7. Designation of Official Depository – Commissioner Dvorak moved to continue using Liberty Bank Minnesota as the HRA's official depository; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

8. Designation of Legal Representation – Commissioner Hontos moved to continue using Rinke Noonan; Commissioner Conway seconded the motion. Commissioner Conway asked Executive Director Louise Reis if the agency is in a contract or a per-service basis. Ms. Reis responded a per-service basis. Commissioner Hontos asked if the agency has access to all lawyers and Ms. Reis stated the agency works with several different lawyers depending on the situation. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

9. Designation of Auditors – The Board already approved Redpath and Company, LTD as the HRA auditor; however, it must also be designated each year at the annual meeting. Commissioner Dvorak moved for approval; Commissioner Hontos seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

10. Set Commissioner Compensation for 2023 – Commissioner Hontos moved for the compensation to remain at the rate of \$75.00 per meeting as allowed by statute; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

11. Meeting Dates and Times – Chair Gohman asked if anyone had any changes or objections to the proposed schedule; there being none, Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All Commissioners were in favor of dates and times proposed for the 4th Wednesday of each month with the following exceptions: November up one week to November 15, 2023; December up one week to December 12, 2023. A roll call vote was taken and all Commissioners voted in favor. The motion carried.

12. Annual Reports for 2022 – Ms. Reis referred to page 9 of the packet with a chart showing that the St. Cloud HRA has been a high performer since 2002 in both Section 8 and Public Housing. She stated that due to COVID-19, the 2021 scores of 100 in SEMAP and 97 in PHAS would remain.

Ms. Reis then moved to a graph displaying the waitlist applicants. She noted the HRA has closed some of the waiting lists to help control the length of the waiting lists. Commissioner Dwyer asked how long some of the waiting lists are with the number shown and Ms. Reis responded several years and, depending on the property, it could take seven or eight years for someone to come to the top of the list. Commissioner Dwyer asked if the staff provides additional housing resources when the waiting lists are so long. Ms. Reis responded that the staff directs applicants to the Stearns County HRA, HousingLink.org, and other internal resources the staff has compiled to assist people in locating housing.

Voucher Programs Manager Lori Lygre began the Voucher Programs discussion by asking the Commissioners if they wanted an overview of highlights, or if they had specific questions about the report. Commissioner Hontos asked about the administrative process and whether it has been getting better or worse, staying the same, or becoming more demanding based on what HUD is requesting. Ms. Lygre responded the specialized vouchers require more administrative work, because it includes more porting and figuring out utilization, and staff has to be mindful about intake processes as they tend to differ. Finance Director Karen Rizer added that the agency has seen a lot of turnover of the institutional knowledge at HUD, so the HRA staff is spending additional time educating and questioning processes. Commissioner Hontos asked if the agency has an avenue to express concerns with local legislators. Ms. Reis responded she's on a legislative committee for MN NAHRO, and the agency sends staff members to Capitol to discuss concerns.

Commissioner Hontos asked on page 13 about the 286 voucher holders that pay more than 30% of their monthly adjusted income for rent. Ms. Rizer responded that the apartment rent is higher than the 30%, but the voucher holders are not allowed to pay more than 40% of their monthly adjusted income for rent. Commissioner Dwyer asked to clarify that the market rate rent is set by HUD and not by the HRA. Ms.

Lygre responded that HUD publishes fair-market rents and the HRA sets payment standards between 90-110%. Commissioner Dwyer asked if the HRA needs to increase the standards again. Ms. Lygre said not yet, as the individuals have not seen the payment standards impact them yet since they just went into effect December 1, 2022. Commissioner Conway asked if the agency raises payment standards, what prevents the landlords from raising the rent amounts. Ms. Lygre responded that people can pay above the payment standard between the 30-40%, so if the rent is higher they can still participate in the program if their income is high enough. Ms. Lygre added that the vacancy rate is driving rent amounts right now. Commissioner Hontos asked about the race demographics on page 14. Ms. Lygre responded that people are allowed to select more than one race.

Property Manager Matt Swanson continued the meeting with the Property Management and Rental Programs section. He started with Public Housing on page 20, and noted vacancy rates increased to 3.37%, primarily due to the fire at Empire Apartments and units turning over. Moving to page 21, Mr. Swanson noted unit turnovers were higher in 2022, and that was due to termination of leases. He pointed out the number of denials being at 43 due to poor criminal, rental, or credit history, as well as medical marijuana. Commissioner Hontos asked about medical marijuana on the properties. Ms. Reis responded that because the agency receives federal funds, medical marijuana is not allowed on the HRA properties. Commissioner Conway asked what will happen when the state legalizes medical marijuana. Ms. Reis added that until it changes on the Federal level, it is not allowed. Mr. Swanson pointed to page 24 and mentioned Eastwood Apartments average income went up substantially. Commissioner Hontos asked what attributes to the rise in income. Ms. Reis responded that the property is not subsidized, so people need to afford the unit and there are other contributing factors, like the rise in wages. The commissioners thanked Mr. Swanson for his report.

Continuing with the meeting, Commissioner Conway asked Project Manager, Paul Soenneker, if the agency was able to spend or commit the funds they wanted to in 2022. Mr. Soenneker responded that the HRA has been working diligently, and under the CDBG Single Family Loan Program he said there were 8 projects completed and 10 that were started and still in progress. Under the St. Cloud Fix-Up Loan Program, the HRA provided 10 loans in 2022. Two loans were issued under the MN Housing Rehab Loan Program, with 5 applicants on the waiting list. Commissioner Dwyer asked if Mr. Soenneker could work on a single-family build every year for the HRA. Mr. Soenneker responded that he felt comfortable handling the project, if the funds were available. Ms. Reis added that the bulk of the funding for the new 418 Wilson home completed in 2022 was granted from Minnesota Housing. Commissioner Conway said moving forward he would like to see the agency utilize newer construction methods and taking advantage of construction without high-manual labor. Commissioner Dvorak asked if the agency solicits quotes from modular building companies. Mr. Soenneker responded the HRA has procurement rules and because the projects are over \$175,000, it is invitation to bid and posted in the newspaper, on the HRA website, and posted to construction websites.

Chair Gohman thanked staff members for the reports and the work done by the agency. There being no further discussion, Chair Gohman adjourned the annual meeting at 7:15 p.m. The Annual Meeting moved immediately into the Regular Meeting.

ATTEST:

Chair, Nancy Gohman

Secretary, Hani Jacobson

**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

Wednesday, January 25, 2023

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, January 25, 2023 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 7:16 p.m. after the Annual Meeting adjourned. She presided over the meeting remotely from 123 Riverside Drive SE, St. Cloud, MN.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, and Hani Jacobson.
2. Approval of Agenda – Commissioner Conway moved for approval; Commissioner Hontos seconded the motion. A roll call vote was taken and all Commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, December 14, 2022 – approved as presented.
4. Approval of Regular Minutes, December 14, 2022 – approved as presented.

Open Forum: Chair Gohman asked Louise Reis, Executive Director, if any member of the public had requested to speak; Ms. Reis responded there were none.

Old Business: none.

New Business:

5. Approval of Resolution 2023-01 – Approval of Section 8 Management Assessment Program (SEMAP) Certification – Commissioner Hontos moved for approval; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.
6. Approval of Resolution 2023-02 – Authorization to Apply for Renewal of the Bridges Rental Assistance Program – Commissioner Hontos moved for approval; Commissioner Dwyer seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.
7. Approval of Resolution 2023-03 – Authorization to Apply for Renewal of Bridges 7E Rental Assistance Grant – Commissioner Dwyer moved for approval; Commissioner Hontos seconded the motion. A roll call vote was taken and all Commissioners voted in favor. The motion carried.
8. Approval of Recommendation from Personnel Committee as Relating to the Annual Performance Review of the Executive Director for 2022 – Personnel Committee Chair, Seal Dwyer, stated the full Board met with the Personnel Committee at 5:00 p.m. for discussion.

Ms. Dwyer read the following motion decided at the meeting: *The Personnel Committee of the St. Cloud HRA has conducted a performance review of the Executive Director Louise Reis and through the process of evaluation has determined that the Executive Director has achieved the stated goals and has conducted her business successfully. We recommend to the full Board accepting this performance evaluation along with the new goals for the coming year and the*

salary adjustment of 6% effective December 27, 2022. Commissioner Hontos moved for approval; Commissioner Conway seconded the motion. A roll call vote was taken and all Commissioners voted in favor; the agenda and consent agenda moved as presented.

9. Review of Progress on Goals 2020-2025 – Ms. Reis said the goals have been updated and at the end of 2025, the Board will need to put together new goals for the upcoming years.

10. Report on Activities – Ms. Reis said the HRA has been busy preparing for the annual audit by Redpath. She noted the vacancy rates of the properties and said Riverside Apartments has several current vacancies, but the agency is actively advertising to fill the units. Ms. Reis also shared with the Board that the Empire fire is nearly ready to be closed out, and said the Al Loehr fire is estimated at \$45,000-\$50,000 in damages, and an individual has been charged with arson.

There being no further business, the meeting adjourned at 7:25 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, Hani Jacobson

TO: St. Cloud HRA Board of Commissioners

FROM: Paul Soenneker, Project Manager

DATE: February 13, 2023

SUBJECT: Approval of Contract for Replacement of Boilers, HVAC Pumps and Air Handling Units at Grace McDowall Apartments

Requested Action: Approve the contract with Kue Contractors Inc. in the amount of \$542,880.00 for the replacement of 2 boilers, 2 HVAC pumps and 2 air handling units at Grace McDowall Apartments.

Background: There are currently 2 boilers that heat the building. These boilers were installed in 2003 and within the past several years have been having several maintenance issues. On one occasion; both boilers were down & emergency calls for service were put in to get them up & running again. HRA Maintenance staff have been informed that the heat exchangers inside the boilers are cracked because the boilers keep losing pressure.

One air handler on the second level has a gas heater installed that heats the buildings hallways. There are no controls for the gas heater, so it runs continuously and is not efficient.

For the reasons mentioned above; it has been recommended that the HRA remove the existing equipment and replace with new high-efficient equipment.

GLTArchitects, the architect hired by the St. Cloud HRA, solicited bids from contractors. The invitation for bids was placed on the HRA website, MN Builders Exchange, QuestCDN website and advertised in the St. Cloud Times. We received bids from three contractors as outlined below.

| | <u>Bid</u> |
|---|--------------|
| Brennan Construction of MN, Inc. 3255 Garfield Ave. Suite 200 Minneapolis, MN 55408 | \$630,000.00 |
| Kue Contractors, Inc. 130 Central Ave. S. P.O. Box 408 Watkins, MN 55389 | \$542,880.00 |
| Project One Construction, Inc. 10375 County Rd. 8 Kimball, MN 55353 | \$556,000.00 |

HRA staff recommends awarding the work to Kue Contractors, Inc.

All contractors were made aware of the following proposed construction schedule: construction start date shall be June 1, 2023, substantial completion shall be September 15, 2023; with final completion being September 22, 2023.

Frequency of Request: Once.

Related Actions: None.

Future Action: Approval of loan from the Community Housing Fund in summer or early fall.

Relationship to Goals: Goal #2 - St. Cloud HRA will promote fair housing and strive for high performance in HRA properties and housing subsidy programs.

Budget Impacts: This item will be funded through a loan from the Community Housing Fund which is expected to be repaid in full within two to three years.

TO: St. Cloud HRA Board of Commissioners

FROM: Paul Soenneker, Project Manager

DATE: February 13, 2023

SUBJECT: Approval of Contract for Scattered Site Cabinet Replacements

Requested Action: Approve the contract with Kue Contractors Inc. in the amount of \$89,000.00 to replace cabinets, countertops, sinks, faucets and miscellaneous repairs in kitchens of 8 scattered site homes.

Background: The HRA owns & manages various scattered site single family houses in St. Cloud. HRA Staff have identified 8 homes that are in need new kitchen cabinets. These kitchens also need some miscellaneous repairs. We solicited proposals from 7 contractors. We received proposals from 6 contractors as outlined below.

| The six proposals are: | <u>Proposals</u> |
|---|------------------|
| Brand Built Homes, Inc. 5879 Co. Rd. 136 St. Cloud, MN 56301 | \$118,500.00 |
| J Lewis Building & Remodeling 20071 Nowthen Blvd. NW Nowthen, MN 55330 | \$105,775.00 |
| Kue Contractors, Inc. 130 Central Ave. S. PO Box 408 Watkins, MN 55389 | \$89,000.00 |
| Master Trade Services 1200 5 th St. S. Sauk Rapids, MN 56379 | \$121,400.00 |
| MN Home Improvements, Inc. 8850 Ridgewood Ct. St. Joseph, MN 56374 | \$147,084.00 |
| Project One Construction, Inc. 10375 County Rd. 8 Kimball, MN 55353 | \$147,300.00 |

I believe the low proposal we received is reasonable for the scope of work requested and therefore recommend awarding a contract to Kue Contractors, Inc. for the sum of \$89,000.00.

Frequency of Request: Once.

Related Actions: None.

Future Action: None.

Relationship to Goals: Goal #2 - St. Cloud HRA will promote fair housing and strive for high performance in HRA properties and housing subsidy programs.

Budget Impacts: This item will be funded through Operating Funds.

TO: St. Cloud HRA Board of Commissioners
FROM: Louise Reis, Executive Director
DATE: February 15, 2023
SUBJECT: PY 2023 CDBG Presentation

Requested Action: Information for discussion only.

Background: The St. Cloud HRA applies every year for Community Development Block Grant (CDBG) funds for the Single-Family Rehab Program that we administer. Staff will share the PowerPoint that was presented to the Planning Commission.

Frequency of Request: n/a

Related Actions: None.

Future Action: None.

Relationship to Goals: Goal #1 – The St. Cloud HRA will be active partner in neighborhood/community concerns regarding housing and neighborhoods.

Budget Impact: n/a

CDBG SINGLE FAMILY HOUSING REHABILITATION LOAN PROGRAM

St. Cloud Housing and Redevelopment Authority

TO ENHANCE THE COMMUNITIES WE SERVE BY PROVIDING HOUSING
OPPORTUNITIES, FOSTERING STABILITY, AND PROMOTING NEIGHBORHOOD
REVITALIZATION

BOARD OF COMMISSIONERS



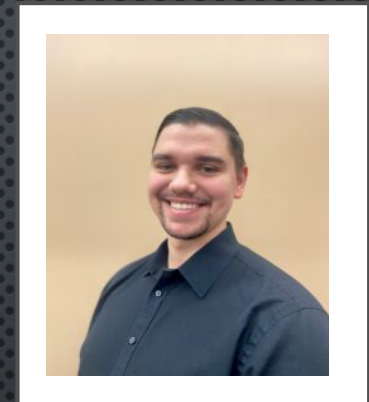
Mike Conway



George Hontos



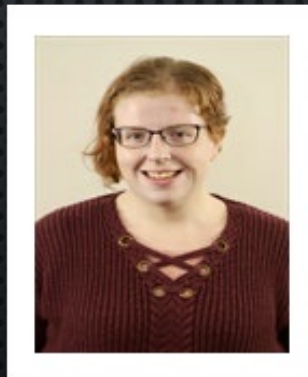
Carol Lewis



John Dvorak



Nancy Gohman
Chair



Seal Dwyer
Vice Chair



Hani Jacobson
Secretary

CDBG SINGLE FAMILY HOUSING REHABILITATION LOAN PROGRAM

- PRIMARY OBJECTIVE IS FOR HEALTH, SAFETY AND WEATHERIZATION ISSUES FOR HOMES IN THE CITY OF ST. CLOUD
- \$25,000 MAXIMUM LOAN AMOUNT
- 30 YEAR DEFERRED LOAN; 0% INTEREST, REPAYABLE AT THE TIME OF SALE, REFINANCE, CEASING TO BE OWNER'S PRIMARY RESIDENCE OR AT THE END OF 30 YEARS

Loan Eligibility

- MUST BE AT OR BELOW 80% AREA MEDIAN INCOME
- MUST HAVE \$50,000 OR LESS IN LIQUID ASSETS
- MUST BE UP TO DATE ON ALL MORTGAGE AND PROPERTY TAXES
- LOAN TO VALUE MUST BE 110% OR LESS
- PROPERTY REQUIRES A LEAD BASED PAINT TEST AND ALL LEAD HAZARDS REMEDIATED AS PART OF THE LOAN

2022 INCOME GUIDELINES

2023 INCOME LIMITS DUE IN APRIL

| Family Size | 80% Area wide Median Income |
|-------------|-----------------------------|
| 1 | \$49,500 |
| 2 | \$56,550 |
| 3 | \$63,600 |
| 4 | \$70,650 |
| 5 | \$76,350 |

MAKING A DIFFERENCE

Our loans help homeowners:

- Lower utility costs; heat, water, electric
- Health issues due to mold, lead, temperature, dampness
- Provide accessibility and aging in place
- Sustain and stabilize value in core neighborhoods

Most common Repairs:

- Windows – including lead hazards
- Doors
- Roof
- Electrical Updates
- Siding

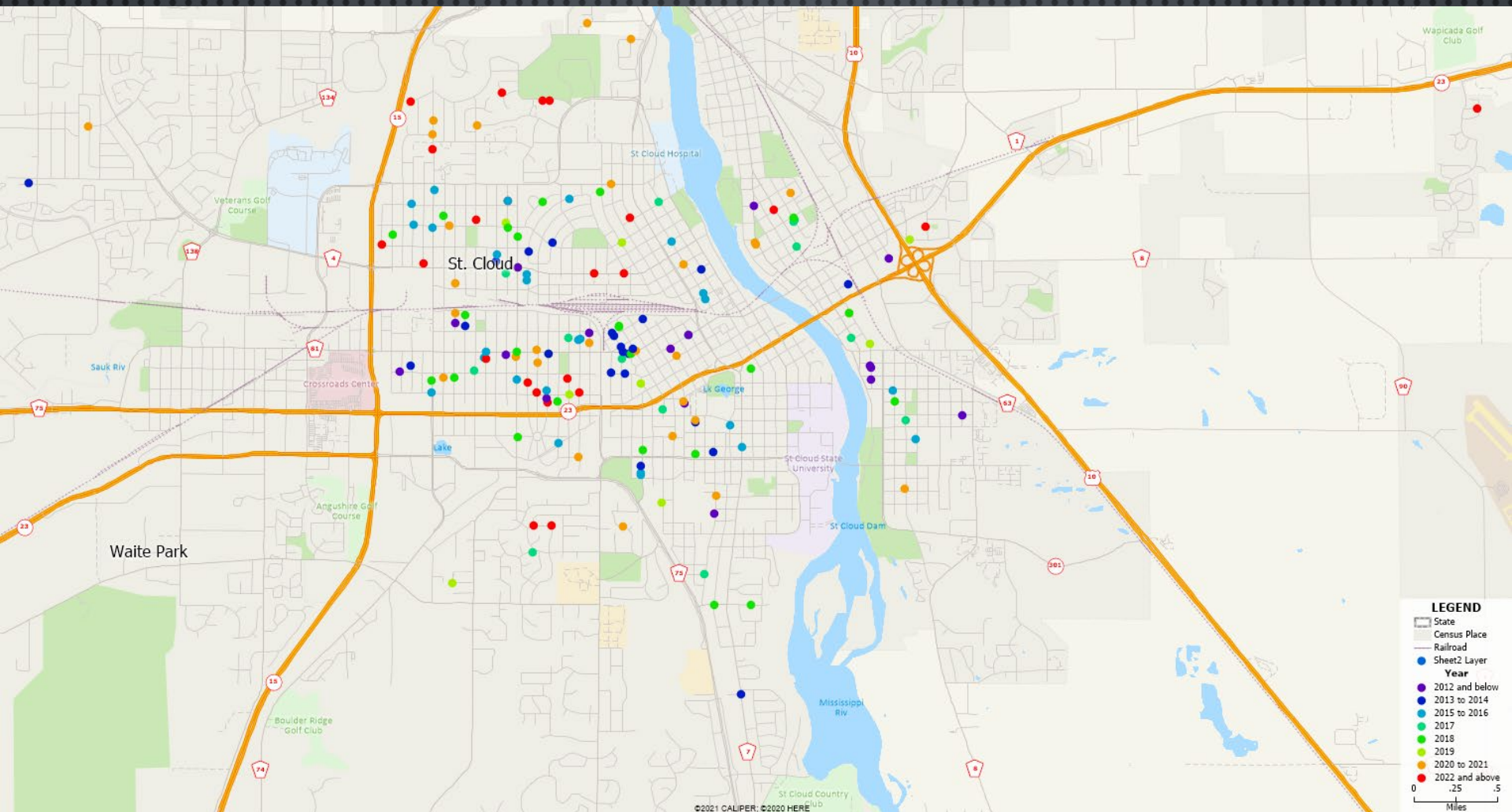
CDBG IMPACT

- SERVED **398** HOUSEHOLD MEMBERS AND **163** PROPERTIES FROM 2012-2022
- SERVED 28 HOUSEHOLDS IN 2022
 - 12 PROJECTS WERE COMPLETED IN THE CALENDAR YEAR
 - 16 PROJECTS CURRENTLY IN PROGRESS
 - SUPPLY ISSUES AND CONTRACTOR SCHEDULES HAVE PLAYED A LARGE ROLE IN PROJECT TIME LINES
- PROVIDES CONSTRUCTION PROJECTS TO LOCAL CONTRACTORS AND MATERIALS SUPPLIERS
- MITIGATES LEAD HAZARDS IN APPROXIMATELY 75% OF HOMES SERVED

DEMOGRAPHIC INFORMATION FOR HOMES ASSISTED IN 2022

- 35% of Households were households of color
- 25% of Households were aged 55+
- Average annual income was \$40,429
- Average Loan amount was \$19,892
- Average age of home was 54 years
- Average value of home pre-rehab \$140,783

163 HOMES ASSISTED IN 2012 TO 2022



2020 AND 2021 PROGRAM COSTS

| | 2021 | | 2022 | |
|---|------------|-------|------------|-------|
| Salaries, benefits, and mileage for program staff | \$ 17,106 | 6.9% | \$ 25,990 | 7.3% |
| Training | 240 | 0.1% | 890 | 0.2% |
| Legal | - | 0.0% | 472 | 0.1% |
| Audit | 1,129 | 0.5% | 1,163 | 0.3% |
| Spec-writing and mapping software license fees | 1,348 | 0.5% | 1,038 | 0.3% |
| Advertising , Postage, and Other | - | 0.0% | 1,604 | 0.5% |
| Title and recording fees | 1,450 | 0.6% | 1,482 | 0.4% |
| Lead-based paint fees | 4,570 | 1.8% | 5,605 | 1.6% |
| Payments to contractors for rehabs | 221,671 | 89.6% | 318,170 | 89.3% |
| | \$ 247,514 | | \$ 356,414 | |
| | | | | |
| | | | | |

The HRA does not charge this program for any of the time spent by the Finance Department or Executive Director on the program. The HRA also does not charge any overhead for program staff.

TESTIMONIALS

I want to thank you for the time and concern given to my situation. You have given me hope and some of my dignity back. I don't know where I would be with out this program and your help.

- Northside Homeowner

Being on a fixed income, every little bit helps. HRA has helped us when we needed it most. Our furnace broke down as winter was coming, HRA got us a new one in a matter of days! The staff has been great to work with. It's so helpful knowing there is a place like HRA to call in a time of need.

-Southeast side Homeowner

BEFORE AND AFTER PHOTOS



After



Before

BEFORE AND AFTER PHOTOS



Before



After

BEFORE AND AFTER PHOTOS

Before



After



THANK YOU

PAUL SOENNEKER

202.3147

PSOENNEKER@STCLOUDHRA.COM

TO: HRA Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: February 16, 2023

SUBJECT: Report on Activities

Landlord Engagement Meetings: The Family Homeless Prevention and Assistance Program along with St. Cloud HRA staff have been working together on Landlord Engagement Meetings. The meetings take place every other month and have involved different topics at each meeting. The meetings are held at the Law Enforcement Center.

Housing Choice Voucher Program: During the month of January 2023, there were seven housing choice vouchers released. Two of the voucher holders were at Zero HAP, three were for program violations, one was voluntary releases, and one had their voucher expired. None were over the age of 62.

As of January 31, 2023 – 88 Port In vouchers and 50 Port Out vouchers.

CDBG Update:

For the homeowner rehab program:

- 10 in construction
- 7 in bidding
- 10 on wait list

Housing Department Vacancy Report – For the Month Ending January 31, 2023

| Fund: Public Housing – 291 Units | | | |
|---|-------------------|---------------------|----------------|
| | | Yearly | Vacant |
| <u>Complex</u> | <u># of units</u> | <u>Vacancy Rate</u> | <u>1/31/23</u> |
| Empire | 89 | 1.09% | 0 |
| Wilson | 126 | 1.15% | 0 |
| Scattered Sites | 76 | 5.35% | 4* |

| Fund: Section 8 New Construction – 162 Units | | | |
|---|-------------------|---------------------|----------------|
| | | Yearly | Vacant |
| <u>Complex</u> | <u># of units</u> | <u>Vacancy Rate</u> | <u>1/31/23</u> |
| Germain | 60 | 3.60% | 0 |
| Grace/NWB | 102 | 3.16% | 4** |

| Fund: Tax Credit – 249 Units | | | |
|-------------------------------------|-------------------|---------------------|----------------|
| | | Yearly | Vacant |
| <u>Complex</u> | <u># of units</u> | <u>Vacancy Rate</u> | <u>1/31/23</u> |
| Creeks | 24 | 11.2% | 2 |
| Brownstones | 12 | 0.00% | 0 |
| Swisshelm One | 32 | 3.13% | 2 |
| Westwood One | 32 | 6.25% | 2 |
| Swisshelm Two | 32 | 3.13% | 1 |
| Westwood Two | 32 | 6.25% | 2 |
| Riverside | 85 | 5.88% | 5 *** |

| Fund: Affordable Housing – 79 Units | | | |
|--|-------------------|---------------------|----------------|
| | | Yearly | Vacant |
| <u>Complex</u> | <u># of units</u> | <u>Vacancy Rate</u> | <u>1/31/23</u> |
| Eastwood | 18 | 11.2% | 2 |
| Loehr | 61 | 4.92% | 3**** |

* two units rented in February

** two units rented February 1st

*** two units rented in February, one unit rented for April 1st

**** one unit rented in February