

TO: St. Cloud HRA Board of Commissioners
FROM: Louise Reis, Executive Director
DATE: February 21, 2024
SUBJECT: Presentation of Community Development Block Grant Requests

Requested Action: For discussion only.

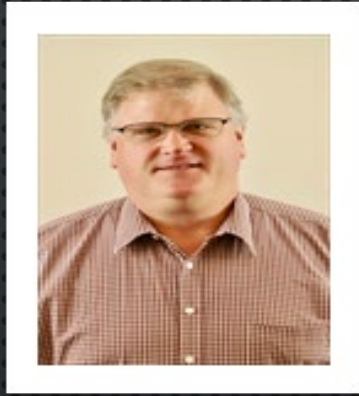
Background: Our office will be presenting information on the Community Development Block Grant (CDBG) Single Family Rehab Program and The Brownstones to the Planning Commission and the City Council. We wanted to provide the entire board with the same information along with answering any questions.

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



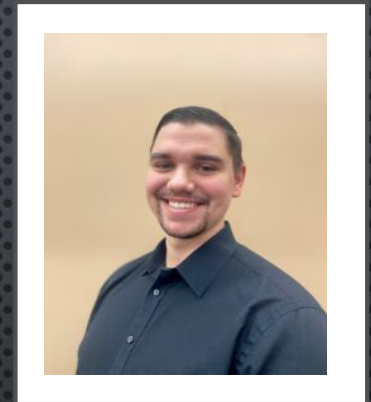
Mike Conway



George Hontos



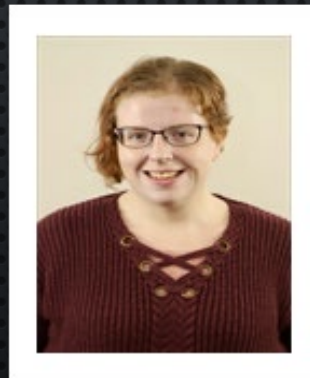
Carol Lewis



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

2023 INCOME GUIDELINES

2024 INCOME LIMITS DUE IN APRIL

Family Size	80% Area wide Median Income
1	\$52,500
2	\$59,850
3	\$67,350
4	\$74,800
5	\$80,800

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 30 HOUSEHOLDS IN 2023
 - 20 PROJECTS WERE COMPLETED IN THE CALENDAR YEAR
 - 10 PROJECTS CURRENTLY IN PROGRESS
- PROVIDES CONSTRUCTION PROJECTS TO LOCAL CONTRACTORS AND MATERIALS SUPPLIERS
- MITIGATES LEAD HAZARDS IN APPROXIMATELY 75% OF HOMES SERVED

DEMOGRAPHIC INFORMATION FOR HOMES ASSISTED IN 2023

- 30% of Households were households of color
- 51% of Households were aged 55+
- Average annual income was \$43,916
- Average Loan amount was \$22,304
- Average age of home was 78 years
- Average value of home pre-rehab \$162,300
- 65% of Homeowners also used layered funds from other sources to complete their rehabilitation

BEFORE AND AFTER PHOTOS

Before



After



BEFORE AND AFTER PHOTOS



Before

After



BEFORE AND AFTER PHOTOS

Before



After



BEFORE AND AFTER PHOTOS



Before



After

BEFORE AND AFTER PHOTOS



Before



After

THANK YOU

PAUL SOENNEKER

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The Brownstones Roof Replacement

St. Cloud Housing and Redevelopment
Authority

Purpose: To enhance the City of St. Cloud by providing affordable housing opportunities that promote self-sufficiency and collaboration for neighborhood revitalization.



Brownstones

- Consists of two buildings with a total of 12 Townhomes
- Located at 402 9th Ave. N. and 403 8th Ave. N. in St. Cloud
- Rent for 2 bedroom \$750.00
- Rent for 3 bedroom \$860.00
- Tax Credit Units – Eligible residents must be below income guidelines of 60% area median
- Average annual income is \$17,071
- 17% of residents are seniors
- 34 children live at the property
- Average length of stay is 8+ years with zero turnover in 2023

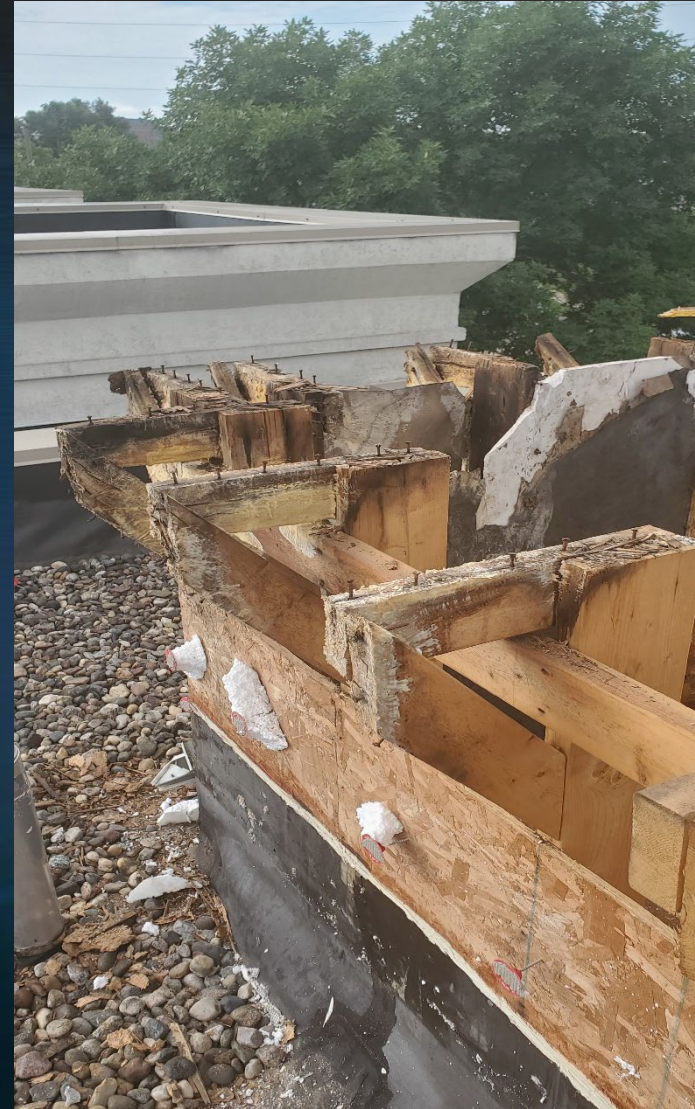
Rubber Membrane Pulling Away From Wall



Damage to Parapet



Damage to Parapet



Thank You!

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

**St. Cloud HRA, 1225 West St. Germain Street, Board Room
Wednesday, February 28, 2024
*Immediately following 5:00 p.m. Study Session***

STUDY SESSION -- 5:00 P.M., St. Cloud HRA, Board Room AGENDA: Presentation of Community Development Block Grant Requests

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

Regular Meeting Agenda:

1. Roll Call and Pledge of Allegiance.

Consent Agenda:

2. Approval of Agenda. REQUESTED ACTION: Approve.
3. Approval of Annual Meeting Minutes, January 24, 2024. REQUESTED ACTION: Approve.
4. Approval of Regular Meeting Minutes, January 24, 2024. REQUESTED ACTION: Approve.
5. Approval of Contract for Exterior Stucco Repair and Painting at Germain Towers. 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:

6. Approval of Resolution 2024-04 – Acceptance of Department of Housing and Development (HUD) Continuum of Care (CoC) Rental Assistance Grants.
7. Report on Activities.

Open Discussion:

Adjourn.

ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY ANNUAL MEETING

Wednesday, January 24, 2024

The Annual Meeting of the St. Cloud HRA was held on Wednesday, January 24, 2024 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 5:00 p.m. The Regular Meeting immediately followed.

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

2. Approval of Agenda – Agenda approved as presented.

3. Election of Board Officers for 2024: Commissioner Hontos moved for Commissioner Gohman to remain as Chair; Commissioner Lewis seconded the motion. All Commissioners voted in favor; the motion carried.

Commissioner Lewis moved for Commissioner Dwyer to be elected as Vice Chair; Commissioner Hontos seconded the motion. All Commissioners voted in favor; the motion carried.

Commissioner Dwyer moved for Commissioner Jacobson to be elected as Secretary; Commissioner Gohman seconded the motion. 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 Hontos moved for approval; Commissioner Gohman seconded the motion. 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. All Commissioners voted in favor; the motion carried.

Audit Committee: Commissioners Dvorak, Dwyer, and Gohman serve on this committee. Commissioner Lewis made a motion for Dvorak, Dwyer, and Jacobson to remain on the committee; Commissioner Hontos seconded the motion. All Commissioners voted in favor; the motion carried.

Personnel Committee: Commissioners Dvorak, Dwyer, and Jacobson serve on this committee. Commissioner Lewis made a motion for Dvorak, Dwyer, and Jacobson to remain on the committee; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion carried.

6. Designation of Official Newspaper – Commissioner Lewis moved to continue with the St. Cloud Times as the HRA’s official newspaper; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion carried.

7. Designation of Official Depository – Commissioner Lewis moved to continue using Liberty Bank Minnesota as the HRA’s official depository; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.

8. Designation of Legal Representation – Commissioner Dwyer moved to continue using Rinke Noonan; Commissioner Lewis seconded the motion. All Commissioners voted in favor; the motion carried.

9. Designation of Auditors – Commissioner Lewis moved to continue using Redpath and Company, LTD as the HRA auditor; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.

10. Set Commissioner Compensation for 2024 – Commissioner Dvorak moved for the compensation to remain at the rate of \$75.00 per meeting as allowed by statute; Commissioner Hontos seconded the motion. 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 Dwyer moved for approval; Commissioner Lewis seconded the motion. All Commissioners were in favor of dates and times proposed for the fourth Wednesday of each month with the following exceptions: November’s meeting date to be determined at a later date; December’s meeting moved up one week to December 18, 2024. All Commissioners voted in favor; the motion carried.

12. Annual Reports for 2024 – Ms. Reis referred to pages 8 and 9 of the packet with a chart showing the SEMAP scores for 2022 and the updated waiting list applicant numbers. She stated the HRA did a cleanup of the Empire and Wilson waiting lists, sending out top of the list letters to all applicants to get an accurate reflection of individuals still interested in moving in, because it is a small percentage of people that respond after being on the waiting lists for several years. The HRA hopes to continue to cleanup additional waiting lists in the next year. Commissioner Dwyer asked about moving to email notifications versus being mailed a physical letter when the individual comes to the top of the list. Ms. Reis responded the agency needs to keep a record of mailed and returned letters for tracking purposes so until technology evolves to fit that policy, the agency will continue to utilize USPS. Ms. Reis added that the application software allows individuals to log in and check their spot on the waiting list or update their contact information. The HRA also has a policy that if an applicant has missed a mailed letter, or moved and failed to update their address, they have a certain time period to request to be reinstated on the waiting list.

Commissioner Hontos asked about the lower SEMAP scores. Ms. Reis said the fire at Empire Apartments at the end of 2021 created vacancies of units, and a lower inspection accounts for the score.

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 Hontos asked if staff verifies the number of individuals in the household when applying for multiple bedroom units. Ms. Reis said yes, the process is to review each application to ensure individuals qualify for the properties they are applying to before being added to the waiting lists. 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](https://www.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 sharing the demographics of voucher holders is consistent with previous years. She moved to page 16 and reminded the Board the Emergency Housing Vouchers (EHV) are no longer able to re-issue EHV vouchers when a family leaves the program, and there are currently 43 EHV’s under lease at the end of 2023. Commissioner Gohman asked if there is a timeline for the vouchers and if the vouchers can be ported. Ms. Lygre responded the people awarded vouchers are able to stay on the program as long as they need the voucher, and they are able to port with the voucher.

Ms. Lygre continued by sharing the HRA was awarded seven stability vouchers that can be used for individuals and families at risk of homelessness. The referrals for the vouchers come from Central MN Coordinated Entry. Moving to page 18, Ms. Lygre noted that the Bridges Region 7E will be transitioning to Lakes and Pines CAC, Inc., effective February 1, 2024. Commissioner Gohman asked how many vouchers are included in the program and Ms. Lygre said they started with 21 in September of 2021 and now there are 17. Commissioner Gohman asked about the cost of port outs. Finance Director, Karen

Rizer, responded that HUD currently provides enough funding that financially it is not an issue for the HRA. Commissioner Dvorak asked about the porting process and if the amount changes. Ms. Lygre responded that when someone moves, it changes what the voucher is worth depending on the location. Commissioner Hontos asked about housing authorities absorbing the port ins. Ms. Lygre said it is a trend that housing authorities are not always able to lease up their vouchers from their own waiting lists, so if they are billing outside housing authorities they absorb the vouchers to increase their own utilization.

Property Manager Matt Swanson continued the meeting with the Property Management and Rental Programs section. He started with Public Housing on page 22, and noted vacancy rates still remained higher than normal at 3.30%, primarily due to units turning over after the moratorium ended in 2022. He pointed out that 4,592 top of the list letters were sent out in 2023 for Public Housing, in order to help clean up the waiting lists. Mr. Swanson moved to page 28 and noted the Tax Credit properties had an increase in vacancies, mostly due to nonpayment of rent and lease violations. Ms. Rizer added unit turnovers are also sometimes taking longer due to delays with parts and labor. Commissioner Gohman asked about the waiting list at Riverside and Ms. Reis said there are around 80 people on the waiting list. Commissioner Gohman asked how it works when an HRA property has an opening but an applicant has to give a 60-day notice at their current residence. Ms. Reis said there are strategies used to try and fill a unit sooner, and if another applicant can move in immediately, they will offer it to the person who can move in earlier, and line up a different unit for the person who has to give a longer notice at their current residence. Commissioner Dwyer asked if someone is coming out of unstable housing, or if they are currently homeless, what are their options to provide rental history. Ms. Reis said shelters or family members can help provide a rental history for those applicants; how has their behavior been at the shelter or have they been paying other bills while living with a family member etc. Commissioner Gohman asked Mr. Swanson if there are any new challenges at Wilson Apartments. Mr. Swanson responded there are daily challenges, but the main thing is the piping in the building is breaking apart when a clog happens and it is becoming a bigger issue. Mr. Swanson added the technology improvements at the property have been a great addition and the residents are receptive to the additions, like the Amazon lockers, intercom system, and digital signage.

Project Manager Paul Soenneker continued by summarizing Capital Improvement projects and shared that in 2023 there were 20 projects completed under the CDBG Single Family Homeowner Housing Rehabilitation Loan Program, total 2023 program expenses were approximately \$298,474 and there were nine loan repayments (program income) totaling \$170,538. The St. Cloud Fix Up Loan Program issued 12 loans in 2023 totaling \$239,470. The MN Housing Rehab Loan Program completed two homes in 2023 and there are currently six applicants on the waiting list. The Homestead Incentive Program assisted 39 households in 2023, totaling \$195,000.

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 6:09 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**

Wednesday, January 24, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, January 24, 2024 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 6:10 p.m. Commissioners present: John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, and Carol Lewis. Commissioners absent: Mike Conway and Hani Jacobson.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Lewis seconded the motion. All Commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Regular Meeting Minutes, December 20, 2023 – 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:

4. Approval of Resolution 2024-01 – Approval of Section 8 Management Assessment Program (SEMAP) Certifications – Ms. Reis requested board approval to process the certification for funds for the Section 8 Voucher Program. Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.
5. Approval of Resolution 2024-02 – Approval of Application to Minnesota Housing’s Publicly Owned Housing Program for Empire Apartments. Ms. Reis requested approval to apply for \$350,000 through the Publicly Owned Housing Program (POHP) for a forgivable loan to replace boilers at Empire Apartments. Project Manager Paul Soenneker added that the HRA was notified the boilers may not need to be replaced after a conversation with an engineer that said parts are still available to upkeep the current boilers. Ms. Reis added if the boilers do not need to be replaced, the HRA would come to the Board with another proposed project for Empire, like replacing electrical panels, for Empire Apartments. Commissioner Hontos moved for approval; Commissioner Lewis seconded the motion. All commissioners voted in favor; the motion carried.
6. Approval of Resolution 2024-03 – Approval of Application to Minnesota Housing’s Publicly Owned Housing Program for Wilson Apartments. Ms. Reis requested approval to apply for \$4,800,000 through the Publicly Owned Housing Program (POHP) for a forgivable loan to replace plumbing lines at Wilson Apartments. Commissioner Dvorak asked if the project would displace

residents for a period of time. Ms. Reis responded yes, residents would be rehoused. Mr. Soenneker shared certain residents could be out of their units 4-5 weeks during the project. Commissioner Hontos asked how the HRA would pay to rehome the residents. Ms. Reis said Capital Funds would be used to rehome the residents for a short period at a hotel. Commissioner Hontos moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.

7. Report on Activities – Ms. Reis shared on December 27, 2023, Empire Apartments had an inspection under the new standards of NSPIRE. Empire received a preliminary score of 93, but the HRA is waiting for the review by HUD for the final score.

There being no further business, the meeting adjourned at 6:27 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, Hani Jacobson

TO: St. Cloud HRA Board of Commissioners
 FROM: Paul Soenneker, Project Manager
 DATE: February 15, 2024
 SUBJECT: Approval of Contract for Exterior Stucco Repair and Painting at Germain Towers

Requested Action: Approve the contract with Kostreba Tuckpointing and Roofing in the amount of \$39,875.00 to complete exterior stucco repair and painting at Germain Towers.

Background: There is stucco on the exterior north facade stairwells and the upper most level of Germain Towers. There are various areas where the stucco is cracked and missing. Therefore, we are proposing to repair areas where the stucco is cracked and missing and repainting all of the stucco to match the existing color as closely as possible. We solicited proposals from 2 contractors that work on higher buildings and received 2 proposals as outlined below.

Because Germain Towers is listed on the National Register of Historic Places as part of the St. Cloud Commercial Historic District; I contacted City staff regarding possibility needing a Heritage Alteration Permit. They confirmed that this project would not need approval from the Heritage Preservation Commission.

Proposals

D & D Construction P.O. Box 71 Rice, MN 56367	\$51,475.00
Kostreba Tuckpointing and Roofing 3701 118 th St. NW. Rice, MN 56367	\$39,875.00

I believe the low proposal we received is reasonable for the scope of work requested and therefore recommend awarding a contract to Kostreba Tuckpointing and Roofing for the sum of \$39,875.00.

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 Germain Towers Operating Fund.

TO: St. Cloud HRA Board of Commissioners
FROM: Louise Reis, Executive Director
DATE: February 21, 2024
SUBJECT: Approval of Resolution 2024-04 Acceptance of HUD CoC Rental Assistance Grants

Requested Action: Approval of Resolution 2024-04 Acceptance of the three grants for \$432,552. \$95,052 and \$152,598 from the Department of Housing & Urban Development (HUD) for the HUD CoC Rental Assistance and Rapid Re-Housing.

Background: The HUD CoC Rental Assistance provides tenant-based rental assistance to participants. The participants of the HUD CoC Rental Assistance grants are chronic homeless households. The program builds on the premise that housing and services need to be linked in order to ensure stability of housing. Support service providers are required for each grant. Support services that will be provided in the form of case management and include; mental health, medical, transportation, budgeting, lifestyle skills, employment related skills, and crisis assistance. The Rapid Re-Housing grant provides rental assistance and support services for victims of domestic violence.

The support service providers are Central MN Mental Health Center, Salvation Army of Wright County and Catholic Charities. Anna Marie’s Alliance provides the support services for the Rapid Re-Housing grant. The three grants will provide rental assistance to approximately 60 households each month.

Frequency of Request: We plan to continue participation in the HUD CoC Rental Assistance and Rapid Re-Housing programs and will make this request on an annual basis.

Related Actions: None at this time.

Future Action: None at this time.

Relationship to Goals: Goal #3 – St. Cloud HRA will encourage collaboration with other community organizations and continue to seek funding sources for all programs.

Budget Impact: The St. Cloud HRA will be allowed to draw administrative fees for participants served under these grants.

RESOLUTION 2024-04

**HOUSING AND REDEVELOPMENT AUTHORITY OF
ST. CLOUD, MINNESOTA**

ACCEPTANCE OF DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
CONTINUUM OF CARE (CoC) RENTAL ASSISTANCE AND RAPID RE-HOUSING GRANTS

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota (the “HRA”), is authorized to administer rental assistance under the Housing Programs, and

WHEREAS, the HRA is authorized to administer the HUD CoC Rental Assistance and Rapid Re-Housing Program under this authority, and has been administering tenant based rental assistance grants from HUD for persons who are considered homeless, chronic homeless and domestic violence victims, on the premise that housing and services are linked to a service provider in order to ensure stability of housing. Support services are required for each of the three grants under this approval and must be in the form of case management to include; mental health, medical, transportation, budgeting, lifestyle skills, employment related skills and crisis assistance.

WHEREAS, HUD is now requesting Board approval for the Executive Director of the HRA to accept the terms as outlined in the grants as stated below, and

WHEREAS, HUD will provide the funding and allow the HRA to draw from the amount a fee for administering the grants,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA THE ACCEPTED GRANT AMOUNTS TO BE AUTHORIZED BY THE EXECUTIVE DIRECTOR: \$432,552, \$95,052, \$152,598.

Adopted this 28th day of February, 2024.

ATTEST:

Nancy Gohman, Chair

Hani Jacobson, Secretary

TO: HRA Board of Commissioners
FROM: Louise Reis, Executive Director
DATE: February 21, 2024
SUBJECT: Report on Activities

May Board Meeting: Minnesota NAHRO has set their Spring Housing Symposium for May 20 through May 22, 2024 in Grand Rapids, MN. In order to accommodate staff attending, I am requesting that the Wednesday, May 22, 2024 board meeting be moved to Wednesday, May 29, 2024.

Transitional Properties: The HRA owns two homes that have been leased to Catholic Charities for transitional housing since 1995 for one home and 1997 for the other home. While the purpose of the homes has always been transitional housing, the type of client being served as changed over the years. Catholic Charities has given notice they will be ending the lease on the homes. This will end their transitional housing on the properties. I have been having conversations with another non-profit agency regarding continuing the mission of transitional housing on the properties. If the transitional housing program ends on the properties, Minnesota Housing will have the right to call in the grant dollars that have been put into the properties over the years.

Housing Choice Voucher Program: During the month of January 2024, there were four housing choice vouchers released. Two were program violations, one was zero HAP, and one was voluntary. None were over the age of 62.

As of January 31, 2024 – 68 Port In vouchers and 45 Port Out vouchers.

CDBG Update:

For the homeowner rehab program:

- 7 in construction
- 2 in bidding
- 2 in application stage
- 19 on waiting list

Housing Department Vacancy Report – For the Month Ending January 31, 2024

Fund: Public Housing – 291 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>1/31/24</u>
Empire	89	2.72%	0
Wilson	126	2.48%	1
Scattered Sites	76	0.00%	0

Fund: Section 8 New Construction – 162 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>1/31/24</u>
Germain	60	3.55%	2
Grace/NWB	102	1.80%	2

Fund: Tax Credit – 249 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>1/31/24</u>
Creeks	24	0.00%	0
Brownstones	12	0.00%	0
Swisshelm One	32	5.95%	1
Westwood One	32	0.00%	0
Swisshelm Two	32	3.13%	1
Westwood Two	32	2.32%	0
Riverside	85	0.00%	0

Fund: Affordable Housing – 79 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>1/31/24</u>
Eastwood	18	11.1%	2
Loehr	61	1.53%	1
418 House	1	0.00%	0