

**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY
STUDY SESSION**

Wednesday, August 28, 2024

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, August 28, 2024. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman George Hontos, and Hani Jacobson. Absent: Carol Lewis.

Voucher Programs Manager, Lori Lygre, began the session by discussing special programs that are not HUD funded. First, the Bridges program is funded by Minnesota Housing, and has a list of priorities the agency targets for referrals. There is a dedicated staff person at Catholic Charities that coordinates referrals, looking at severe mental illness, persons exiting institutions into homelessness, or individuals that are rent burdened. Ms. Lygre noted the Bridges program serves all, but targets priority lists first. Commissioner Hontos asked how many vouchers are in the program and Ms. Lygre responded the target for Minnesota Housing is 37, but funding currently only allows 22 vouchers to be paid. Commissioner Gohman asked if families stay on the program until they receive a Section 8 voucher, and Ms. Lygre said the families can stay on the waiting list until their name comes to the top of the waiting list. Commissioner Hontos asked if the administrative fee covers the costs associated with the vouchers, and Ms. Lygre responded the numbers have not been looked at recently, but they have previously been covering costs of the staff person working on the voucher.


Ms. Lygre moved on to CommUNITY, noting it runs similar to Bridges except it is funded through the Adult Mental Health Initiative for the counties. It is a one-year grant cycle, and for 2024 the HRA was able to house 19 families with the funding received. With CommUNITY, the Initiative requires being rent burdened and a severe persistent mental health diagnosis to be placed on the waiting list. Ms. Lygre added there will be an increase to the administrative fees for 2025, as well as additional dollars to the agency to offer more vouchers in 2025. The HRA hopes to assist 30 families with the increased dollars. Commissioner Hontos asked if this serves multiple counties and Ms. Lygre responded yes. Commissioner Gohman asked who maintains the waiting list, and Ms. Lygre said there is an individual at Catholic Charities that receives referrals from Coordinated Entry and maintains the waiting list.

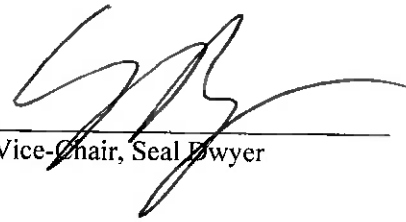
The last program the HRA is currently funded for is ACT (Assertive Community Treatment) Housing. This is a partnership with the Adult Mental Health Initiative and Central Minnesota Mental Health Center. Ms. Lygre noted the program provides services and funds for rental assistance. The HRA receives \$50,000 a year for funding, and with those funds the HRA is able to serve seven households.

Ms. Lygre shared initial information about Bring It Home Minnesota, a state issued rental assistance program. The details for the vouchers are subject to change because the program is still being developed, but the program is intended to help with households earning 50% of area income or less. Families that earn under 30%, or less, will be prioritized. Ms. Lygre added it works similarly to a Section 8 voucher, where the family will pay 30% of their income in rent. Minnesota Housing published estimates for agencies, and the St. Cloud HRA is anticipating around 165 vouchers. Commissioner Gohman asked about an estimated effective date, and Ms. Lygre is anticipating early 2025. Commissioner Gohman asked about the application process and whether a lottery would be used. Executive Director Louise Reis shared the last she heard, Minnesota Housing was going to put out an application for people to apply for the program and Ms. Lygre said it will be determined at a later date, after reading the requirements for the program, about how the vouchers will be issued.

There being no further discussion, the Study Session adjourned at 5:32 p.m.

ATTEST:


Secretary, Han Jacobson


Vice-Chair, Seal Dwyer

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

Wednesday, August 28, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, August 28, 2024 at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the meeting to order at 5:33 p.m.

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. Commissioners absent: Carol Lewis.
2. Approval of Agenda – Commissioner Conway moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, July 24, 2024 – approved as presented.
4. Approval of Regular Minutes, July 24, 2024 – approved as presented.
5. Review of 2024 Financial Reports – no action required.
6. Approval to Write-Off Resident Accounts Receivable – approved as presented.
7. Approval of Changes to Procurement Policy Related to Section 3 Updates – approved as presented.

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

Old Business: none.

New Business:

8. A. Public Hearing for PHA Plan for FY 2025 and Capital Fund Program + Five Year Plan – Ms. Reis noted every year the St. Cloud HRA submits their PHA Plan for the fiscal year to HUD. The plan includes policies for the agency with regard to Public Housing, Housing Choice Voucher, and the Capital Fund Programs. The proposed changes were submitted to legal counsel at Rinke Noonan and St. Cloud Area Legal services. Ms. Reis added the changes include software updates like using an online portal and email notifications and utility allowances.

B. Approval of Resolution 2024-12 – 2025 Public Housing Agency Plan; Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.

C. Approval of Resolution 2024-13 – Capital Fund Program + Five-Year Plan; Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.


9. Approval of Contract for Exterior Renovation at Northway B Townhomes – Project Manager Paul Soenneker shared the original siding and soffits at Northway B are starting to deteriorate, so the agency is replacing exterior doors, windows, siding, soffit, and fascia on the townhomes and garages. The HRA received five bids, and recommended going with Spotless & Seamless Exteriors Inc. in the amount of \$536,647.00. Commissioner Gohman asked if the agency has worked with Spotless & Seamless before, and Mr. Soenneker responded while the agency has not worked with them previously, his contacts are familiar with the owner. Commissioner Hontos asked how many units there are and Ms. Reis said three buildings with 12 total units. Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.


10. Report on Activities – Ms. Reis shared Al Loehr Apartments received a Satisfactory rating after Minnesota Housing completed a property inspection and management review in June of 2024. Ms. Reis shared due to the software upgrade, she did not have exact port in and port out numbers for vouchers. Voucher Programs Manager, Lori Lygre, added there are 93 port ins. Commissioner Jacobson asked if voucher holders have difficulties finding places to live. Ms. Lygre responded it depends on the situation and population; there are voucher holders porting in that already have a place lined up, but there are people already living in the area that experience difficulties finding a place to rent. Commissioner Jacobson asked if the HRA has resources to help people look for housing and Ms. Lygre said the HRA does share resources and a list of landlords that have previously accepted vouchers.

Commissioner Gohman asked about CDBG applicants and Mr. Soenneker said everyone is busy; there are seven in construction, three in bidding, one in the application stage, and 18 on the waiting list.

There being no further business, the meeting adjourned at 6:00 p.m.

ATTEST:


Secretary, Hani Jacobson


Vice-Chair, Seal Dwyer