



**REGULAR MEETING OF THE
ST. CLOUD HRA BOARD OF COMMISSIONERS**
Wednesday, August 27, 2025

**Al Loehr Veterans & Community Studio Apartments, 4055 12th St N,
St. Cloud, Community Room
Wednesday, August 27, 2025
*Immediately following 5:00 p.m. Study Session***

<p>STUDY SESSION -- 5:00 P.M., Al Loehr Apartments, Community Room AGENDA: Tour of Al Loehr Apartments, Fair Housing Training, 2026-2030 Goals</p>

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

TO: Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: August 20, 2025

SUBJECT: Study Session Agenda

5:00 pm – Tour of the Al Loehr Veterans and Community Studio Apartments

5:15 pm – Fair Housing Training

Immediately following the Fair Housing Training, we will hold a discussion on the goals for 2026 – 2030. I have attached 2020-2025 Goals with updated information.

The Department of Housing and Urban Development goals for the coming year.

1. Providing Decent, Safe, and Affordable Housing
2. Improving Quality of Life
3. Promoting Fair Housing
4. Strengthening the Public Housing System
5. Fostering Collaboration and Innovation

Proposed goals for the HRA

1. Providing Decent, Safe and Affordable Housing – similar to our current goal #2
2. Improving Quality of Life – similar to current goal #4, and possibly link to goal #1
3. Promoting Fair Housing – similar to current goal #2
4. Strengthening the HRA – follows current goal #3 and #4
5. Fostering Collaboration and Innovation – similar to current goals of #1 and #3

The board will hold discussion on what the goals should be for the next five years. Once the goals are established, staff will bring the goals back to the board for approval with action steps for each goal.

St. Cloud Housing and Redevelopment Authority 2020 to 2025 Goals

GOAL #1

The St. Cloud HRA will be an active partner in neighborhood/community concerns regarding housing and neighborhoods.

Action Steps

- ~~1. Maintain presence at St. Cloud Neighborhood Coalition meetings. Neighborhood Organization disbanded in 2022.~~
 - ~~• Committed dollars (\$500) to community event – Spring 2020~~
 - ~~• Continue to serve, helped them with their business plan.~~
- ~~2.~~ Work with other Core Neighborhood Associations when requested.
 - HRA membership requested on Heritage Preservation Commission – January 2020
 - HRA membership on Age-Flourishing St. Cloud (housing focus) – 2023 and ongoing
- ~~3. Serve on Neighborhood Best Practices Task Force. This task force no longer meets.~~
 - Attended Age Friendly St. Cloud Task Force Meeting – January 2022
 - HRA staff attended Mississippi Planning Meeting – January 2023
 - HRA Representation on Downtown Revitalization Task Force Strategy – July 2023
 - Attended Housing Summit, CentraCare South Point – March 2024
- ~~4.~~ Continue to explore funding partnerships/options for blighted city properties.
 - Purchased 418 Wilson Ave SE – January 2020
 - Anna Marie's construction of shelter – Hope Park – April 2020
 - Approved transfer of 110 15th Ave N to Habitat for Humanity – June 2020
 - Update to Board – 19th Ave N – July 2020; August 2020; October 2020
 - Funding Awarded for 418 Wilson Ave SE – August 2020
 - Grant Applications to DEED – 19th Ave Lots – April 2021
 - MPCA Update on Testing 19th Avenue Lots – June 2022
 - Construction Contract Approved for 418 Lot – February 2022
 - Shared information with Mobile Home Parks on grant program from Minnesota Housing – August 2022
 - 418 House Completed and Board Tour – December 2022
 - Donation of two lots on 19th Avenue to Youth for Christ – June 2023
 - Letter of Intent for Pinecone Road Property – August 2024, January 2025
 - Partnership with State of MN/St. Cloud Technical College- home build- July 2025
- ~~5.~~ Continue to explore other opportunities for Fix Up Loan Program.
 - * Funding for Fix-Up Loan Program – June 2022, September 2022, June 2023, April 2025 – suspended program

6. Continue to market all rehab programs.
 - CDBG Single Family Rehab – February 2020, March 2021, March 2022, March 2023, March 2024, February 2025
 - Monthly updates to Board on CDBG Rehab Program.
 - Increase Homestead Incentive Loan amount – August 2021
 - Homestead Incentive Loan to entire city – August 2021
 - CDBG Single Family Rehab Presentation – February 2022, February 2023, February 2024

GOAL #2

The St. Cloud HRA will promote fair housing and strive for high performance in HRA properties and housing subsidy programs.

Action Steps

1. Provide annual fair housing training for all staff.
 - Family Housing Videos – April 2020
 - Fair Housing Training – March 2021, April 2021, April 2022, April 2023, April 2024, April 2025
 - Customer Service Training – April 2021
2. Provide monthly/quarterly updates to Board on any compliance or management review.
 - Annual Report 2019 – January 2020, Annual Report 2020 - January 2021, Annual Report 2021 – January 2022, Annual Report 2022 – January 2023, Annual Report 2023 – January 2024, Annual Report 2024 – January, 2025
 - SEMAP 2019 – January 2020; SEMAP 2020 - January 2021, SEMAP 2021 – January 2022, SEMAP 2022 – January 2023, SEMAP 2023 – January 2024, 2024 – January 2025
 - Scattered Sites REAC Inspections – February 2020, February 2023
 - Public Housing score high performer - 2019 – 2020
 - PHA Plan for 2021 approved – August 2020
 - PHA Plan for 2022 approved – August 2021
 - PHA Plan for 2023 approved – August 2022
 - PHA Plan for 2024 approved – August 2023
 - PHA Plan for 21025 approved – August 2024
 - Germain Towers 20-year HAP contract renewed – September 2020
 - Compliance Review Al Loehr Apartments – October 2020, November 2021, September 2022
 - HUD Compliance Review on Agency – December 2020
 - Creeks Compliance Review – December 2020, April 2025
 - Westwood One Compliance Review – July 2021
 - 2020 Calls for Service – SCPD – September 2021
 - 2022 Calls for Service – SCPD – March 2023
 - 2023 Calls for Service – SCPD – April 2024
 - 2024 Calls for Service – SCPD – March 2025

- Germain Towers REAC Inspection – December 2021
 - Germain Towers Management Occupancy Review – June 2022, May 2023, May 2025
 - Northway A&B Management Occupancy Review – June 2022, June 2023, June 2025
 - Northway A&B REAC Inspection – August 2022
 - Empire REAC Inspection – October 2022
 - Wilson REAC Inspection – November 2022
 - Scattered Sites REAC Inspection – February 2023
 - Empire NSPIRE Inspection – December 2023
 - Wilson NSPIRE Inspection – January 2025
 - Northway A&B NSPIRE Inspection – June 2025
3. Inspection of all HRA units and units contracted under the Housing Choice Voucher programs.
- Restarted inspections under COVID – June 2020
 - Created Landlord Incentive Program – August 2020 to December 2021
 - HCV COVID-19 landlord incentive retention payments – December 2021
 - Hired full-time Housing Quality Standards Inspector – January 2022
 - NSPIRE Training – April 2023
 - NSPIRE Training for Landlords – August 2025
4. Monitor waiting lists for any significant changes in demographics of households applying.
- Current waiting list information – January 2020, January 2021, July 2021, January 2022, July 2022, January 2023, July 2023, January 2024, January 2025
 - Opened HCV Waiting List – May 2022, December 2023
 - Started Waitlist check software for all new applicants to allow applicants to view position on waiting lists – September 2022
 - Introduced Assistance Connect for current and new applicants to allow edits made to applications (address changes, household members, etc.) – September 2022
5. Continue to apply for Bridges grant(s).
- Applications for 2021–2023 Grant Period – March 2021
 - Bridges Renewed for 2021-2033 – May 2021
 - Approval of Bridges 7E Administrator – May 2021
 - Transfer of Bridges 7E Administration to Lakes + Pines – February 2024
 - Applications for 2023-2025 – February 2023
 - Bridges Renewed for 2023-2025 – May 2023

GOAL #3

The St. Cloud HRA will encourage collaboration with other community organizations and continue to seek funding sources for all programs.

Action Steps

1. Continue collaboration with the Central MN Continuum of Care.
 - Attended monthly meetings
 - Presentation of St. Cloud HRA Program – February 2021
 - COC Homeless Presentation – July 2023
2. Continue to monitor Minnesota Housing Single Family Loan Products
 - Staff attended Central MN Housing Summit – December 2022
 - Awarded Value Gap Funds – March 2025
3. Research funding sources for rental assistance and housing options to serve all households with an emphasis on homeless populations.
 - Board approved St. Cloud HRA to administer HCV for Delano HRA – February 2020
 - St. Cloud School District 744 LSS – Homework Starts at Home – March 2020
 - HUD COC Rental Assistance Grants – April 2020, April 2021, April 2022, April 2023, April 2024
 - Additional Mainstream Vouchers awarded – June 2020, May 2022
 - Foster Youth Initiative vouchers approved by HUD – September 2020
 - Beyond Backgrounds Program with Housing Link – November 2020
 - Emergency Housing Vouchers – May 2021
 - Housing Search Services with Stearns County – May 2021
 - Approval for Domestic Violence Rapid Re-Housing Grant – September 2021
 - Awarded Domestic Violence Rapid Re-Housing Grant – April 2022
 - Applied for Stability Vouchers – October 2022
 - Awarded 13 Regular Vouchers by HUD – September 2022
 - Awarded Stability Vouchers – June 2023
 - Approved Project Based Vouchers – The Vista – June 2025
 - Awarded Bring It Home Program – August 2025

GOAL #4

The St. Cloud HRA will make efficient use of funding, technology and personnel resources.

Action Steps

1. Work with landlords to reduce the number of first-time inspections fails (HCV).
 - Hired full-time Housing Quality Standards Inspector – January 2022
 - Staff attended Landlord Engagement Meeting – 2021, 2022, 2023, 2024
 - NSPIRE Training for Landlords – August 2025
2. Implement plan to go paperless with regard to files, inspections, etc.
 - Signature pads for staff, digital signage – January 2020
 - Laptops for staff to work from home – March 2020
 - Computers and printers installed at properties for resident use – March 2021
 - Emergency Sick Leave Policy and addition to Paid Leave Policy due to COVID – August 2020, December 2020, December 2022
 - Families First Coronavirus Response Act Policy – April 2021
 - Moved payroll to ADP – February 2022
 - Introduced Tenant Connect for current participants and residents – September 2022
 - Maintenance & Residential Property Management Training Series – started November 2022 and ongoing in 2023
 - Updated Employee Personnel Manual – March 2024
3. Continued fiscal responsibility for all programs.
 - 2019 Audit Approval – June 2020
 - COVID-19 telework plan – March 2020
 - Approval of HUD Waivers under COVID-19 – April 2020
 - 2020 Audit Approval – May 2021
 - 2021 Audit Approval – May 2022
 - 2022 Audit Approval – May 2023
 - 2023 Audit Approval – May 2024
 - 2024 Audit Approval – May 2025
 - Cyber security awareness training monthly – started September 2021
 - Implemented Rent Payment for rental sites – October 2021
4. Implement sustainable energy efficiencies to reduce carbon footprint.
 - Continued subscriptions with solar gardens – January 2020
 - Lighting replaced with LED in HRA office – June 2020
 - Approval of window replacement – Scattered Sites (2) – September 2020
 - LED lighting completed at Flintwood – September 2020
 - LED lighting in process at Germain – September 2020
 - LED lighting in process at Empire and exterior of Eastwood – December 2020

- Interior LED lighting installed at Grace McDowall – July 2021
- Remote Boiler Controls installed at Empire, Wilson, Germain and Riverside – 2021
- Remote Boiler Controls installed at Grace, Westwood One and Two – October 2022
- Remote Boiler Controls installed at Swisshelm One – November 2022
- Amazon Locker installed at Grace McDowall – November 2022
- Approved Amazon Locker for Wilson – December 2022
- Amazon Locker installed at Wilson – December 2022
- Remote boiler controls installed at Swisshelm Village II – December 2022
- Upgraded front door security systems: Grace McDowall, Germain Towers, Wilson, Empire, and Westwood Village I – March 2023
- LED lighting installed at Riverside – April 2023
- Replaced HVAC at Cedar Ridge Townhomes – April 2023
- Multi-Family Savings Program provided new appliances at 9 apartment buildings – August 2023
- Replaced HVAC at Flintwood Townhomes – October 2023
- Installation of Central Air – 12 single-family homes – May 2024
- Boiler Replacement – Eastwood – April 2025
- Boiler Replacement – Empire – April 2025
- Exterior EFIS – Brownstones – June 2025
- Common Area Furnaces and Air Conditioning – Swisshelm Two – July 2025

{updated August 2025}

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

Al Loehr Veterans & Community Studio Apartments, 4055 12th St. N, St. Cloud, Community Room
Wednesday, August 27, 2025
Immediately following 5:00 p.m. Study Session

STUDY SESSION -- 5:00 P.M., Al Loehr Apartments, Community Room

AGENDA: Tour of Al Loehr Apartments, Fair Housing Training, 2026-2030 Goals

**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 Study Session Minutes, July 23, 2025. REQUESTED ACTION: Approve.
4. Approval of Regular Meeting Minutes, July 23, 2025. REQUESTED ACTION: Approve.
5. Review of 2025 Financial Report. REQUESTED ACTION: None.
6. Approval to Write-Off Resident Accounts Receivable. 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. A. Public Hearing for PHA Plan for FY 2026 and Capital Fund Program + Five Year Plan
B. Approval of Resolution 2025-12 – Public Housing Agency Plan for Fiscal Year 2026
C. Approval of Resolution 2025-13 – Capital Fund Program + Five Year Plan
8. Approval of GrandStay Agreement
9. Approval of Resolution 2025-14 – Bring It Home Rental Assistance Program Award
10. Approval of Application for HUD VASH Vouchers

11. Report on Activities.

Open Discussion:

Adjourn.

**HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
STUDY SESSION MINUTES**

Wednesday, July 23, 2025

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, June 23, 2025. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Hudda Ibrahim, Hani Jacobson, and Nancy Gohman. Commissioners absent: none.

Finance Director, Karen Rizer began the Study Session by reviewing the table calculating the annual tax levy. The requested levy amount is \$790,000, or a 9% increase which is under the maximum levy limit by \$377,786. Of the increase \$40,000 would go to general operations while \$25,000 would go to the Fix-Up Loan Program. Ms. Rizer continued to page two with the Central Office Cost Center (COCC) draft 2026 budget, adding the salaries and benefits line item is decreased from 2025 due to Executive Director Reis' planned retirement in October and the Deputy Director position being eliminated at that time.

Vice-Chair Dwyer asked if one more Fix-Up Loan would meet capacity. Ms. Rizer stated that it does not and it is difficult to estimate how much more would be needed due to the possible elimination of the Community Development Block Grant (CDBG) funds, however it would likely be in the hundreds of thousands.

Chair Gohman noted that the dollar amount requested for the levy could only go down once approved, not up. Chair Gohman then asked what is the difference between the fee income we receive and the cost of expenses we pay out. Ms. Rizer stated that is essentially, the levy, without we would be in a deficit of approximately 30% and without the Fix-Up monies around 20%. Commissioner Brodeen stated that generally he is not in favor of any tax increases, however these funds are staying here in the community. He then asked if the HRA levy funds are carved out of the City's levy and Ms. Rizer stated that we have our own line item on property taxes, and the HRA's levy funds are separate from the City's levy funds.

There being no further discussion, the Study Session adjourned at 5:20 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, Hani Jacobson

**HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
REGULAR MEETING MINUTES**

Wednesday, July 23, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, July 23, 2025 at 1225 W St. Germain Street, St. Cloud MN 56301. Chair Nancy Gohman called the meeting to order at 5:20 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Hudda Ibrahim, Hani Jacobson, and Nancy Gohman. Commissioners absent: none.
2. Approval of Agenda – Commissioner Dvorak moved for approval; Vice Chair Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.
3. Approval of Study Session Minutes, June 25, 2025 – approved as presented.
4. Approval of Regular Meeting Minutes, June 25, 2025 – approved as presented.
5. Review of 2025 Financial Reports – no action required.
6. Approval of Payment Standards for the Housing Choice Voucher (HCV) Program – REQUESTED ACTION: Approve.

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:

7. Approval Joint Powers Agreement with State of Minnesota – St. Cloud Technical College. Ms. Reis stated that HRA staff is recommending to approve the Joint Powers Agreement through the State of Minnesota with the St. Cloud Technical College for the building of a single-family home on 152 19th Ave N. The Technical College will provide students and instruction through their construction classes for this home build. The HRA will work with a general contractor to pull permits and provide work that the students may not be able to complete. Minnesota Housing has given the HRA value gap funds in the amount of \$99,252 to assist with the build. Classes at the Technical College will begin at the end of August and the HRA will need to have this agreement in place for them to begin. Commissioner Dvorak asked if there was already a design plan in place and if the building will be built on site. Ms. Reis stated that yes, the design plan was completed as an assignment by the students, and the building will be built on site. Discussion was held on building permits, SAC/WAC fees, and possible cost adjustments. Commissioner Dvorak moved for approval; Vice Chair Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.
8. Approval of Contract for construction of a single-family home at 152 19th Ave North – Ms. Reis stated that the HRA advertised for bids and we had one contractor submit a bid for \$367,918.55. The HRA is hopeful that costs can be lowered depending on what the students can do for plumbing. This cost does not cover realtor fees. The home is a four-bedroom, three bathrooms with a finished basement and a two-car garage.

Discussion was held regarding current building costs and requirements specific to the project such as green communities and visitability. Commissioner Ibrahim spoke about the importance of the First-Generation Home program and her work with that program. Vice Chair Dwyer moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion carried.

9. Approval of Contract for Common Area Furnace and Air Conditioner Replacement at Swisshelm Village Apartments Two. Ms. Reis stated that the air conditioning and heating unit that covers the common areas of the building went out in the beginning of May. The building has air conditioning in the units but the two large commercial units that cover the common areas need to be replaced. The HRA received proposals from two businesses and is requesting approval for Weidners Mechanical to do the work for \$26,760. Commissioner Dvorak moved to approve; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried.

10. Approval of Resolution 2025-09 – HUD Continuum of Care DV Rapid Re-Housing Grant Agreement – Ms. Lindberg stated that the HRA is requesting acceptance of the grant from HUD for the Continuum of Care DV Rapid Re-Housing in the amount of \$173,257 to serve victims of domestic violence in Benton, Stearns, Sherburne and Wright counties. The grant will provide both rental assistance and supportive services. The HRA has secured matching funds in the amount of \$43,314 from Lutheran Social Services (LSS) with a goal for them to enter into a Subrecipient Agreement to oversee and administer the grant on our behalf. Chair Gohman asked why we do not intend to apply for the grant in FY 2025. Ms. Lindberg stated that it is a difficult type of funding to administer and requires layers of supportive services. The HRA was willing to apply for these funds because no one else was applying for them. LSS was willing to assist us with administering the funds so that they would be used and not withdrawn from our area. In the future it is the expectation that LSS will apply for the funds as they have the experience and capacity in both rental assistance and supportive services. Commissioner Calhoun asked why this grant is more difficult to administer. Ms. Reis explained that you need to have a service provider that is large enough to provide match dollars up to 25% and also be able to provide the supportive services. Commissioner Dvorak moved to approve; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.

11. Approval of Subrecipient Agreement with Lutheran Social Services – Ms. Lindberg stated that the request is to enter into the Subrecipient Agreement with Lutheran Social Services (LSS). LSS has already agreed to enter into the Subrecipient Agreement and we are requesting approval. Commissioner Dvorak moved to approve; Commissioner Brodeen seconded the motion. All Commissioners voted in favor; the motion carried.

12. Approval of Resolution 2025-10 – Adopting the Special Tax Levy for Payment in the Year of 2026 – Ms. Rizer requested to approve the 2026 Special Levy in the amount of \$790,000. Commissioner Dvorak moved to approve; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried.

13. Approval of Resolution 2025-11 – Authorizing Loan for Wilson Apartments – Ms. Reis said at Wilson Apartments the HRA is working on a domestic and sanitary plumbing line replacement project. The HRA applied to Minnesota Housing for \$4.8 million in forgivable loan funds and were awarded that amount. The HRA is now preparing to sign the loan documents. Due to bids coming in lower, the loan amount was able to decrease to \$3,495,200. This is a forgivable loan as long as Wilson continues to operate as Public Housing. Chair Gohman asked what the scheduled start time is and Ms. Reis explained we are planning for this October. Commissioner Jacobson moved for approval; Vice Chair Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.

14. Report on Activities – Ms. Reis stated that Northway A & B and Grace McDowall had a management occupancy review and scored a satisfactory and also had an NSPIRE inspection and received an 83, which is a

good score. The Housing Choice Voucher program received their Section 8 Management Assessment Score and they scored as a high performer at 97%.

Chair Gohman asked Ms. Adamski for a CDBG update. Ms. Adamski said the waiting list is fluid with applicants falling off and new applicants coming on. There are currently 14 people on the waiting list and several in process.

There being no further business, the Regular Meeting adjourned at 6:16 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, Hani Jacobson

TO: HRA Board of Commissioners

FROM: Karen Rizer, CPA Finance Director

DATE: August 20, 2025

SUBJECT: 2025 Financial Reports

Requested Action: None.

Background: The Board receives financial reports for certain properties and programs on a rotating basis.

The planned reporting schedule is as follows:

June – Empire Apartments, Scattered Sites (40 single family homes and 36 townhomes), Wilson Apartments, Germain Towers Apartments, Northway Projects A&B (Northway A/Grace McDowall Apartments and Northway B Townhomes), Eastwood Apartments, Al Loehr Apartments, Brownstones Townhomes, Creeks Townhomes, Riverside Apartments, Swisshelm One Apartments, Swisshelm Two Apartments, Westwood One Apartments, Westwood Two Apartments, Housing Choice Vouchers Program, Central Office Cost Center (COCC), Community Development Block Grant (CDBG) Program, Neighborhood Programs, and Community Housing.

July and October – Housing Choice Vouchers Program, Central Office Cost Center (COCC), Community Development Block Grant (CDBG) Program, Neighborhood Programs, and Community Housing.

August and November – Al Loehr Apartments, Brownstones Townhomes, Creeks Townhomes, Riverside Apartments, Swisshelm One Apartments, Swisshelm Two Apartments, Westwood One Apartments, and Westwood Two Apartments.

September and December – Empire Apartments, Scattered Sites (40 single family homes and 36 townhomes), Wilson Apartments, Germain Towers Apartments, Northway Projects A&B (Northway A/Grace McDowall Apartments and Northway B Townhomes), and Eastwood Apartments.

If you have any questions, call or email 320-202-3148 or krizer@stcloudhra.com Thank you.

Al Loehr Apts

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	175,216	181,677	-6,461	-4 %
Other Tenant Income	6,052	7,373	-1,321	-18
TOTAL TENANT INCOME	181,268	189,050	-7,782	-4
OTHER INCOME	16,702	0	16,702	N/A
TOTAL INCOME	197,970	189,050	8,920	5
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	38,664	38,350	-314	-1
Legal Expense	1,355	1,750	395	23
Auditing Fees	2,018	2,000	-18	-1
Other Admin Expenses	3,279	3,900	621	16
TOTAL ADMINISTRATIVE EXPENSES	45,316	46,000	684	1
TENANT SERVICES EXPENSES	1,898	1,250	-648	-52
UTILITY EXPENSES				
Water	5,133	5,000	-133	-3
Sewer/Stormwater	3,569	3,750	181	5
Electricity	24,305	26,440	2,135	8
Gas	2,140	2,216	76	3
TOTAL UTILITY EXPENSES	35,147	37,406	2,259	6
MAINTENANCE AND OPERATIONAL EXPENSES	65,139	84,850	19,711	23
GENERAL EXPENSES				
Insurance	14,655	15,000	345	2
Payments in Lieu of Taxes and R/E Taxes	6,351	6,350	-1	0
Bad Debt	0	1,500	1,500	100
Protective Services	3,021	6,150	3,129	51
Other General Expense	4	0	-4	N/A
TOTAL GENERAL EXPENSES	24,032	29,000	4,968	17
TOTAL EXPENSES	171,532	198,506	26,974	14
NET INCOME	26,438	-9,456	35,894	380

Brownstones Townhomes

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	52,435	52,050	385	1 %
Other Tenant Income	6,156	4,500	1,656	37
TOTAL TENANT INCOME	58,591	56,550	2,041	4
OTHER INCOME	4	0	4	N/A
TOTAL INCOME	58,595	56,550	2,045	4
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	7,452	7,550	98	1
Legal Expense	11	500	489	98
Auditing Fees	607	400	-207	-52
Other Admin Expenses	679	1,750	1,071	61
TOTAL ADMINISTRATIVE EXPENSES	8,749	10,200	1,451	14
UTILITY EXPENSES				
Water	1,150	3,175	2,026	64
Sewer/Stormwater	1,384	2,325	941	40
Electricity	23	87	65	74
Gas	83	100	17	17
Street Light Utilities	142	213	71	33
TOTAL UTILITY EXPENSES	2,781	5,900	3,119	53
MAINTENANCE AND OPERATIONAL EXPENSES	36,443	40,000	3,557	9
GENERAL EXPENSES				
Insurance	8,559	9,400	841	9
Payments in Lieu of Taxes and R/E Taxes	2,202	2,200	-2	0
Bad Debt	448	500	52	10
Protective Services	264	300	36	12
Other General Expense	47	0	-47	N/A
TOTAL GENERAL EXPENSES	11,520	12,400	880	7
TOTAL EXPENSES	59,493	68,500	9,007	13
NET INCOME	-897	-11,950	11,053	92

Creeks Townhomes

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	106,641	108,450	-1,809	-2 %
Other Tenant Income	15,089	12,500	2,589	21
TOTAL TENANT INCOME	121,730	120,950	780	1
OTHER INCOME	16	0	16	N/A
TOTAL INCOME	121,746	120,950	796	1
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	16,344	15,100	-1,244	-8
Legal Expense	480	500	20	4
Auditing Fees	604	800	196	25
Other Admin Expenses	2,251	9,500	7,249	76
TOTAL ADMINISTRATIVE EXPENSES	19,679	25,900	6,221	24
TENANT SERVICES EXPENSES	0	50	50	100
UTILITY EXPENSES				
Water	3,087	3,875	788	20
Sewer/Stormwater	3,389	3,125	-264	-8
Electricity	455	725	270	37
Gas	680	1,166	486	42
Street Light Utilities	422	375	-47	-13
TOTAL UTILITY EXPENSES	8,033	9,266	1,233	13
MAINTENANCE AND OPERATIONAL EXPENSES	48,682	66,700	18,018	27
GENERAL EXPENSES				
Insurance	10,636	11,500	864	8
Payments in Lieu of Taxes and R/E Taxes	4,452	4,450	-2	0
Bad Debt	0	2,000	2,000	100
Protective Services	987	750	-237	-32
Other General Expense	1	0	-1	N/A
TOTAL GENERAL EXPENSES	16,077	18,700	2,623	14
TOTAL EXPENSES	92,471	120,616	28,145	23
NET INCOME	29,275	334	28,941	8,663

Riverside Apts

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	322,991	346,150	-23,159	-7 %
Other Tenant Income	10,103	17,500	-7,397	-42
TOTAL TENANT INCOME	333,095	363,650	-30,555	-8
OTHER INCOME	5,280	0	5,280	N/A
TOTAL INCOME	338,375	363,650	-25,275	-7
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	59,748	53,450	-6,298	-12
Legal Expense	2,846	3,500	654	19
Auditing Fees	2,421	2,400	-21	-1
Other Admin Expenses	9,524	16,000	6,476	40
TOTAL ADMINISTRATIVE EXPENSES	74,539	75,350	811	1
TENANT SERVICES EXPENSES	2,216	2,000	-217	-11
UTILITY EXPENSES				
Water	4,460	6,750	2,290	34
Sewer/Stormwater	5,333	5,750	416	7
Electricity	21,205	24,000	2,795	12
Gas	10,270	12,250	1,980	16
Street Light Utilities	1,588	1,500	-88	-6
TOTAL UTILITY EXPENSES	42,856	50,250	7,394	15
MAINTENANCE AND OPERATIONAL EXPENSES	71,891	93,550	21,659	23
GENERAL EXPENSES				
Insurance	18,235	19,300	1,065	6
Payments in Lieu of Taxes and R/E Taxes	13,701	13,700	-1	0
Bad Debt	1,125	3,500	2,375	68
Protective Services	5,026	6,500	1,474	23
Other General Expense	59	0	-59	N/A
TOTAL GENERAL EXPENSES	38,147	43,000	4,853	11
CASH/BUDGET ITEMS				
Interest Expense	21,460	22,100	640	3
Principal Payments	130,000	130,000	0	0
TOTAL CASH/BUDGET ITEMS	151,460	152,100	640	0
TOTAL EXPENSES	381,110	416,250	35,140	8
NET INCOME	-42,735	-52,600	9,865	19

Swisshelm One Apts

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	144,280	157,400	-13,120	-8 %
Other Tenant Income	10,070	7,500	2,570	34
TOTAL TENANT INCOME	154,350	164,900	-10,550	-6
OTHER INCOME	718	0	718	N/A
TOTAL INCOME	155,068	164,900	-9,832	-6
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	22,530	20,100	-2,430	-12
Legal Expense	654	1,000	346	35
Auditing Fees	1,009	700	-309	-44
Other Admin Expenses	2,690	7,500	4,810	64
TOTAL ADMINISTRATIVE EXPENSES	26,883	29,300	2,417	8
TENANT SERVICES EXPENSES	520	100	-420	-420
UTILITY EXPENSES				
Water	5,757	7,600	1,843	24
Sewer/Stormwater	7,226	7,400	174	2
Electricity	7,521	6,200	-1,321	-21
Gas	9,487	9,041	-446	-5
Street Light Utilities	692	550	-142	-26
TOTAL UTILITY EXPENSES	30,684	30,791	107	0
MAINTENANCE AND OPERATIONAL EXPENSES	56,541	65,550	9,009	14
GENERAL EXPENSES				
Insurance	10,720	11,500	780	7
Payments in Lieu of Taxes and R/E Taxes	5,652	5,650	-2	0
Bad Debt	3,220	1,500	-1,720	-115
Protective Services	1,399	2,500	1,101	44
Other General Expense	76	0	-76	N/A
TOTAL GENERAL EXPENSES	21,067	21,150	83	0
TOTAL EXPENSES	135,695	146,891	11,196	8
NET INCOME	19,373	18,009	1,364	8

Swisshelm Two Apts

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	140,184	159,250	-19,066	-12 %
Other Tenant Income	20,780	10,000	10,780	108
TOTAL TENANT INCOME	160,964	169,250	-8,286	-5
OTHER INCOME	10	0	10	N/A
TOTAL INCOME	160,974	169,250	-8,276	-5
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	22,530	20,100	-2,430	-12
Legal Expense	6,348	500	-5,848	-1,170 (1)
Auditing Fees	1,009	1,000	-9	-1
Other Admin Expenses	2,627	8,500	5,873	69
TOTAL ADMINISTRATIVE EXPENSES	32,514	30,100	-2,414	-8
TENANT SERVICES EXPENSES	520	100	-420	-420
UTILITY EXPENSES				
Water	6,221	7,800	1,579	20
Sewer/Stormwater	6,827	6,700	-127	-2
Electricity	5,680	7,400	1,720	23
Gas	9,160	9,334	174	2
Street Light Utilities	688	600	-88	-15
TOTAL UTILITY EXPENSES	28,576	31,834	3,258	10
MAINTENANCE AND OPERATIONAL EXPENSES	75,750	67,500	-8,250	-12
GENERAL EXPENSES				
Insurance	10,594	11,400	806	7
Payments in Lieu of Taxes and R/E Taxes	5,100	5,100	0	0
Bad Debt	2,365	2,500	135	5
Protective Services	3,372	2,500	-872	-35
Other General Expense	47	0	-47	N/A
TOTAL GENERAL EXPENSES	21,478	21,500	22	0
CASH/BUDGET ITEMS				
Interest Expense	18,896	18,670	-226	-1
Principal Payments	18,330	18,330	0	0
TOTAL CASH/BUDGET ITEMS	37,226	37,000	-226	-1
TOTAL EXPENSES	196,063	188,034	-8,029	-4
NET INCOME	-35,090	-18,784	-16,306	-87

(1) Includes 1 eviction \$1,600 and 1 other case \$3,200

Westwood One Apts

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	153,363	154,950	-1,587	-1 %
Other Tenant Income	8,622	12,500	-3,878	-31
TOTAL TENANT INCOME	161,985	167,450	-5,465	-3
OTHER INCOME	219	0	219	N/A
TOTAL INCOME	162,204	167,450	-5,246	-3
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	22,560	20,100	-2,460	-12
Legal Expense	3,318	1,000	-2,318	-232 (1)
Auditing Fees	1,009	1,000	-9	-1
Other Admin Expenses	2,608	7,500	4,892	65
TOTAL ADMINISTRATIVE EXPENSES	29,495	29,600	105	0
TENANT SERVICES EXPENSES	520	100	-420	-420
UTILITY EXPENSES				
Water	2,702	5,450	2,748	50
Sewer/Stormwater	2,995	4,050	1,055	26
Electricity	5,294	4,700	-594	-13
Gas	8,791	10,500	1,709	16
Street Light Utilities	378	550	172	31
TOTAL UTILITY EXPENSES	20,160	25,250	5,090	20
MAINTENANCE AND OPERATIONAL EXPENSES	66,216	83,000	16,784	20
GENERAL EXPENSES				
Insurance	10,166	10,900	734	7
Payments in Lieu of Taxes and R/E Taxes	5,898	5,900	2	0
Bad Debt	0	4,000	4,000	100
Protective Services	4,425	5,000	575	12
Other General Expense	53	0	-53	N/A
TOTAL GENERAL EXPENSES	20,542	25,800	5,258	20
CASH/BUDGET ITEMS				
Interest Expense	12,446	12,250	-196	-2
Principal Payments	17,750	17,750	0	0
TOTAL CASH/BUDGET ITEMS	30,196	30,000	-196	-1
TOTAL EXPENSES	167,129	193,750	26,621	14
NET INCOME	-4,925	-26,300	21,375	81

(1) Includes 1 eviction

Westwood Two Apts

Period = Jan 2025-Jun 2025

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TENANT INCOME				
Rental Income	147,882	157,550	-9,668	-6 %
Other Tenant Income	14,898	12,000	2,898	24
TOTAL TENANT INCOME	162,781	169,550	-6,769	-4
OTHER INCOME	10	0	10	N/A
TOTAL INCOME	162,790	169,550	-6,760	-4
EXPENSES				
ADMINISTRATIVE EXPENSES				
COCC Fees - Mgmt, Acctg, Intake	22,560	20,100	-2,460	-12
Legal Expense	2,799	1,000	-1,799	-180 (1)
Auditing Fees	1,009	1,000	-9	-1
Other Admin Expenses	2,562	9,000	6,438	72
TOTAL ADMINISTRATIVE EXPENSES	28,929	31,100	2,171	7
TENANT SERVICES EXPENSES	765	50	-715	-1,431
UTILITY EXPENSES				
Water	3,724	4,700	975	21
Sewer/Stormwater	4,343	4,300	-43	-1
Electricity	7,113	6,925	-188	-3
Gas	8,747	9,916	1,168	12
Street Light Utilities	570	575	5	1
TOTAL UTILITY EXPENSES	24,497	26,416	1,918	7
MAINTENANCE AND OPERATIONAL EXPENSES	76,749	69,150	-7,599	-11
GENERAL EXPENSES				
Insurance	10,709	11,500	791	7
Payments in Lieu of Taxes and R/E Taxes	5,502	5,500	-2	0
Bad Debt	5,244	2,500	-2,744	-110
Protective Services	5,229	5,000	-229	-5
Other General Expense	17	0	-17	N/A
TOTAL GENERAL EXPENSES	26,700	24,500	-2,200	-9
CASH/BUDGET ITEMS				
Interest Expense	22,297	22,130	-167	-1
Principal Payments	16,870	16,870	0	0
TOTAL CASH/BUDGET ITEMS	39,167	39,000	-167	0
TOTAL EXPENSES	196,808	190,216	-6,592	-3
NET INCOME	-34,017	-20,666	-13,351	-65

(1) Includes 1 eviction

TO: St. Cloud HRA Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: August 18, 2025

SUBJECT: Write-Off Resident Accounts Receivable

Requested Action: Authorization from the Board to write-off accounts receivable on former residents and program participants in the following amounts:

Public Housing	\$ 16,637.40
Germain Towers	4,729.36
Northway A & B	3,449.98
Eastwood	3,632.46
Brownstones	447.62
Swisshelm One	3,220.40
Swisshelm Two	6,024.98
Westwood Two	8,468.72
Riverside	1,125.30

Background: Periodically, we are required to review the vacated resident accounts receivable and determine which accounts are not collectible.

The receivables for the HRA properties include actual rent and all damages not paid by a resident prior to vacating the unit. The receivables greater than 60 days old, as of June 30, 2025 are determined not to be collectible.

The receivables that are greater than 60 days old are forwarded to Minnesota Department of Revenue under the Revenue Recapture Program. During the first six months of 2025, the HRA has recovered the following amounts:

Public Housing	\$ 13,195.94
Germain Towers	1,302.07
Eastwood	1,064.30
Al Loehr	105.15
Creeks	6,771.61
Swisshelm One	1,415.40
Swisshelm Two	8,416.77
Westwood One	4,182.62
Westwood Two	5,310.84

Frequency of Request: Bi-annually

Related Actions: None

Future Action: None

Relationship to Goals: None

Budget Impact: Collection losses are budgeted for each property.

St Cloud HRA
Analysis of Tenant Accounts Receivable Written-Off
Period Ending June 30, 2025

	Dwelling Rental	A/R W/O	Total A/R W/O	Total W/O as % of Income	Total 2025 Recoveries	Net W/O as % of Income
	Income	6/30/2025	2025			
Empire Apts	\$ 160,912.00	\$ 13,149.95	\$ 13,149.95	8.17%	\$ 1,093.00	7.49%
Scattered Sites	226,662.00	0.00	0.00	0.00%	10,472.96	-4.62%
Wilson Apts	224,220.00	3,487.45	3,487.45	1.56%	1,629.98	0.83%
Total Public Housing	611,794.00	16,637.40	16,637.40		13,195.94	
Germain Towers	101,173.00	4,729.36	4,729.36	4.67%	1,302.07	3.39%
Northway A & B	197,429.00	3,449.98	3,449.98	1.75%	0.00	1.75%
Eastwood	62,375.00	3,632.46	3,632.46	5.82%	1,064.30	4.12%
Al Loehr	172,446.67	0.00	0.00	0.00%	105.15	-0.06%
Creeks	97,207.00	0.00	0.00	0.00%	6,771.61	-6.97%
Brownstones	46,022.00	447.62	447.62	0.97%	0.00	0.97%
Swisshelm One	117,603.00	3,220.40	3,220.40	2.74%	1,415.40	1.53%
Swisshelm Two	122,405.50	6,024.98	6,024.98	4.92%	8,416.77	-1.95%
Westwood One	106,280.00	0.00	0.00	0.00%	4,182.62	-3.94%
Westwood Two	132,288.14	8,468.72	8,468.72	6.40%	5,310.84	2.39%
Riverside	281,696.37	1,125.30	1,125.30	0.40%	0.00	0.40%
	<u>\$ 2,048,719.68</u>	<u>\$ 47,736.22</u>	<u>\$ 47,736.22</u>	2.33%	<u>\$ 41,764.70</u>	0.29%
	A/R Balance	A/R W/O @	A/R Balance			
	Prior to W/O	6/30/2025	After W/O			
		% total A/R				
<i>Balance as of June 30, 2025</i>						
Empire Apts	\$ 14,665.28	89.67%	\$ 1,515.33		\$ 16,495.10	Rents
Scattered Sites	17,033.85	0.00%	17,033.85		31,241.12	Maintenance/Damages/Move-out Charges
Wilson Apts	8,370.98	41.66%	4,883.53		<u>\$ 47,736.22</u>	Total Write-offs
Total Public Housing	40,070.11	41.52%	23,432.71			
Germain Towers	7,694.29	61.47%	2,964.93			
Northway A & B	9,844.43	35.04%	6,394.45			
Eastwood	8,040.56	45.18%	4,408.10			
Al Loehr	8,768.78	0.00%	8,768.78			
Creeks	6,166.04	0.00%	6,166.04			
Brownstones	3,428.30	13.06%	2,980.68			
Swisshelm One	6,781.70	47.49%	3,561.30			
Swisshelm Two	21,311.12	28.27%	15,286.14			
Westwood One	166.71	0.00%	166.71			
Westwood Two	10,450.08	81.04%	1,981.36			
Riverside	8,159.94	13.79%	7,034.64			
	<u>\$ 130,882.06</u>		<u>\$ 83,145.84</u>			

St. Cloud HRA
Tenant Write-Off History by Property

	2025	2024	2023	2022
<u>PUBLIC HOUSING</u>				
Total Write-offs	16,637.40	28,895.78	64,844.62	29,626.94
Total Recoveries	13,195.94	25,839.14	10,309.93	6,582.51
Net Write-Offs (Recoveries)	3441.46	3056.64	54534.69	23044.43
Net Write-Offs as a % of Rental Revenue	0.56%	0.27%	5.12%	2.39%
<u>GERMAIN TOWERS</u>				
Total Write-offs	4,729.36	19,511.94	3,800.25	3,965.04
Total Recoveries	1,302.07	2,100.94	1,773.68	693.97
Net Write-Offs (Recoveries)	3427.29	17411.00	2026.57	3271.07
Net Write-Offs as a % of Rental Revenue	3.39%	8.11%	0.96%	1.69%
<u>NORTHWAY A & B</u>				
Total Write-offs	3,449.98	0.00	8,490.20	5,182.17
Total Recoveries	0.00	1,127.10	2,671.87	346.43
Net Write-Offs (Recoveries)	3449.98	(1127.10)	5818.33	4835.74
Net Write-Offs as a % of Rental Revenue	1.75%	-0.30%	1.66%	1.48%
<u>EASTWOOD</u>				
Total Write-offs	3,632.46	3,916.13	5,130.30	3,598.65
Total Recoveries	1,064.30	4,810.35	1,341.00	1,577.33
Net Write-Offs (Recoveries)	2568.16	(894.22)	3789.30	2021.32
Net Write-Offs as a % of Rental Revenue	4.12%	-0.92%	3.88%	2.11%
<u>AL LOEHR</u>				
Total Write-offs	0.00	301.08	10,254.37	5,813.21
Total Recoveries	105.15	0.00	2,915.00	45.08
Net Write-Offs (Recoveries)	(105.15)	301.08	7339.37	5768.13
Net Write-Offs as a % of Rental Revenue	-0.06%	0.09%	2.44%	2.02%
<u>CREEKS</u>				
Total Write-offs	0.00	8,393.23	1,487.22	13,335.81
Total Recoveries	6,771.61	10,205.50	6,548.06	2,803.00
Net Write-Offs (Recoveries)	(6771.61)	(1812.27)	(5060.84)	10532.81
Net Write-Offs as a % of Rental Revenue	-6.97%	-1.06%	-3.10%	6.44%

St. Cloud HRA
Tenant Write-Off History by Property

	2025	2024	2023	2022
BROWNSTONES				
Total Write-offs	447.62	0.00	0.00	0.00
Total Recoveries	0.00	0.00	0.00	0.00
Net Write-Offs (Recoveries)	447.62	0.00	0.00	0.00
Net Write-Offs as a % of Rental Revenue	0.97%	0.00%	0.00%	0.00%
SWISSHELM ONE				
Total Write-offs	3,220.40	0.00	5,243.73	20,576.17
Total Recoveries	1,415.40	3,270.82	4,836.94	585.00
Net Write-Offs (Recoveries)	1805.00	(3270.82)	406.79	19991.17
Net Write-Offs as a % of Rental Revenue	1.53%	-1.40%	0.18%	9.43%
SWISSHELM TWO				
Total Write-offs	6,024.98	5,599.63	13,477.47	5,473.44
Total Recoveries	8,416.77	6,925.71	2,622.16	1,371.41
Net Write-Offs (Recoveries)	(2391.79)	(1326.08)	10855.31	4102.03
Net Write-Offs as a % of Rental Revenue	-1.95%	-0.56%	5.30%	2.07%
WESTWOOD ONE				
Total Write-offs	0.00	6,941.65	5,585.69	10,792.99
Total Recoveries	4,182.62	8,403.08	6,538.70	6,571.68
Net Write-Offs (Recoveries)	(4182.62)	(1461.43)	(953.01)	4221.31
Net Write-Offs as a % of Rental Revenue	-3.94%	-0.67%	-0.46%	2.10%
WESTWOOD TWO				
Total Write-offs	8,468.72	5,169.96	4,205.93	7,385.96
Total Recoveries	5,310.84	2,576.69	3,940.13	2,248.87
Net Write-Offs (Recoveries)	3157.88	2593.27	265.80	5137.09
Net Write-Offs as a % of Rental Revenue	2.39%	1.02%	0.11%	2.09%
RIVERSIDE				
Total Write-offs	1,125.30	6,825.43	7,675.59	13,853.57
Total Recoveries	0.00	2,601.90	454.63	1,662.45
Net Write-Offs (Recoveries)	1125.30	4223.53	7220.96	12191.12
Net Write-Offs as a % of Rental Revenue	0.40%	0.75%	1.37%	2.34%

TO: Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: August 19, 2025

SUBJECT: Public Hearing and Approval of the FY 2026 Public Housing Agency Plan

Requested Action: Hold Public Hearing and Approve of the FY 2026 Public Housing Agency Plan (PHA Plan)

Background: Annually the St. Cloud HRA is required to submit their PHA Plan for the fiscal year to the Department of Housing and Urban Development (HUD). This plan includes policies for the agency with regard to Public Housing, Housing Choice Voucher and the Capital Fund Programs. The proposed changes to the Public Housing Admissions and Continued Occupancy Policies (ACOP) and the Housing Choice Voucher Administrative Plan were submitted to legal counsel at Rinke Noonan and St. Cloud Area Legal Services.

A summary of the proposed changes is listed below:

Public Housing (ACOP)

The Admissions and Continued Occupancy Policy (ACOP) reflects changes based on the public housing regulations from the Department of HUD. Changes include the updated information and regulations with regard to income and allowances for all residents based on Housing Opportunity through Modernization Act (HOTMA). Utility Allowances will be updated.

Housing Choice Voucher (Admin Plan)

The Administrative Plan (Admin Plan) reflects changes based on the current federal regulations from the Department of HUD. The proposed changes to the Admin Plan include information and regulations with regard to income and allowances for all applicants and participants based on HOTMA. Utility Allowances and Payment Standards will be updated.

Capital Fund Program (public housing only)

Projects planned for the Capital Fund Program 2026: Empire – finish installation of new boiler; common area air conditioning, Wilson – electrical updates and plumbing line replacement, patio area rehab, Scattered Sites – all items were moved to 2027. The 5-Year Capital Fund Program plan is attached.

Options: #1 - Approve PHA Plan as written.
#2 - Approve PHA Plan with recommendations that occur during public hearing and meeting.

Frequency of Request:

Annually

Related Actions: None at this time.

Future Action: None at this time.

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 Impact: The PHA Plan needs to be submitted on a timely basis in order for the St. Cloud HRA to receive funding for the above programs.

RESOLUTION 2025-12

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA APPROVAL OF THE PUBLIC HOUSING AGENCY PLAN

WHEREAS, pursuant to Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, requires each Public Housing Agency to prepare and update its annual plan; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota Board of Commissioners must review and approve the Public Housing Agency Plan as prepared; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held on August 27, 2025 and conducted a hearing to discuss the Plan and invited public comment; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota Board of Commissioners have considered all public comment on the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA that this Public Housing Agency Plan is approved, and shall be submitted to the U.S. Department of Housing and Urban Development.

ATTEST:

Nancy Gohman, Board Chair

Hani Jacobson, Secretary

RESOLUTION 2025-13

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA

APPROVAL OF THE CAPITAL FUND PROGRAM AND FIVE-YEAR PLAN

WHEREAS, pursuant to Section 511 of the Quality Housing and Work Responsibility Act of 1998 that requires each Public Housing Agency to prepare and update its Capital Fund Program and Five-Year Plan; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota Board of Commissioners must review and approve the Capital Fund Program and Five-Year Plan as prepared; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota Board of Commissioners held a public hearing on the plan as presented on August 27, 2025 and have reviewed and approved the plan;

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota Board of Commissioners have considered all public comment on the plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA that this Capital Fund Program and Five-Year Plan is approved and shall be submitted to the U.S. Department of Housing and Urban Development.

Adopted this 27th day of August 2025.

ATTEST:

Nancy Gohman, Chair

Hani Jacobson, Secretary

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HRA of ST. CLOUD, MINNESOTA		Locality (City/County & State)				
PHA Number: MN038		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	EMPIRE APARTMENTS (MN038000001)	\$76,000.00	\$161,000.00	\$41,000.00	\$320,457.00	\$230,457.00
	ST. CLOUD HRA (MN038000002)	\$239,635.00	\$299,635.00	\$834,092.00	\$554,635.00	\$559,635.00
	WILSON APARTMENTS (MN038000003)	\$598,912.00	\$453,912.00	\$39,455.00	\$39,455.00	\$124,455.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EMPIRE APARTMENTS (MN038000001)			\$76,000.00
ID0000327	Operations(Operations (1406))	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000328	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Capital Fund Administration		\$31,000.00
ID0000329	Common Area Air Conditioning(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Interior (1480)-Mechanical,Contract Administration (1480)-Other)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 Install new air conditioning units to service common areas. New units will be placed at same location as old units. Old units to be removed and taken to recycling center. New units of sufficient capacity to be installed according to code.		\$35,000.00
	ST. CLOUD HRA (MN038000002)			\$239,635.00
ID0000330	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000331	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000339	Replace Plumbing Lines and Exterior Sewer Line Including Tenant Relocation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Plumbing)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304 is a 7-story, 126 unit high-rise building. Affected area pipes will be replaced and shut-off valves installed. Costs will be incurred to relocate tenants as needed. No asbestos issues are expected, but will abate if necessary.		\$262,236.00
	Subtotal of Estimated Cost			\$914,547.00

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000365	Operations(Operations (1406))	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000368	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Empire Apartments, 54 4th Av N, St. Cloud, MN 56303. Capital Fund Administration		\$31,000.00
	ST. CLOUD HRA (MN038000002)			\$299,635.00
ID0000364	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000367	Capital Fund Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
ID0000369	Replace front railings at 12 Townhomes(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace front railings at 12 Quarry Ridge Townhomes (2005-2027 Quarry Rd) and 12 Flintwood Townhomes (5702-5724 Flintwood Rd). Contractor responsible for providing all new materials and removal and disposal of all old materials. Asbestos abatement will be completed if necessary.		\$60,000.00
	Subtotal of Estimated Cost			\$914,547.00

Form HUD-50075.2(4/2008)

responsive to any environmental requirements were soil may be disturbed.

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year	3	2028
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$914,547.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000388	Operations(Operations (1406))	On-going maintenance operating costs as necessary.		\$208,635.00
ID0000389	Capital Fund Administration(Administration (1410)-Salaries)	Capital Fund Administration		\$31,000.00
	WILSON APARTMENTS (MN038000003)			\$39,455.00
ID0000392	Operations(Operations (1406))	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000393	Capital Fund Administration(Administration (1410)-Salaries)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Capital Fund Administration		\$29,455.00
	Subtotal of Estimated Cost			\$914,547.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000345	Operations(Operations (1406))	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304 On-going operating costs including trash removal, snow removal, lawn care, exterminating services and cleaning, as well as other costs as necessary.		\$10,000.00
ID0000346	Capital Fund Administration(Administration (1410)-Salaries)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Capital Fund Administration		\$29,455.00
ID0000400	Security System Upgrade(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Security)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304. Replace current security system including cameral and camera servers. Contractor to provide new equipment and remove and dispose of all old equipment.		\$35,000.00
ID0000401	Replace Elevator Air Conditioning Unit(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Interior (1480)-Mechanical)	Wilson Apartments, 41 3rd Av NE, St. Cloud, MN 56304 is a 7-story, 126 unit high-rise building. Install new air conditioning unit in elevators. Old unit to be removed and taken to recycling center. New unit of sufficient capacity to be installed according to code.		\$50,000.00
	Subtotal of Estimated Cost			\$914,547.00

TO: Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners

FROM: Lori Lindberg, Deputy Director

DATE: August 19, 2025

SUBJECT: Approval of GrandStay Hotel Lodging Agreement

Requested Action: Approval of the GrandStay Hotel Lodging Agreement to provide temporary housing to 126 residents of Wilson Apartments during the period of time when their unit will undergo substantial rehabilitation to replace the sanitary plumbing and sewer lines.

Background: The Housing and Redevelopment Authority of St. Cloud, MN, must provide temporary housing relocation benefits to 126 residents of Wilson Apartments. Each resident will be required to temporarily relocate for approximately 30 days sometime between October 2025 and August 2026. The timing of each resident's relocation will be based on the contractor's construction schedule. The rate per room will include a base rate of \$99 per night, and a pet fee of an additional \$10 per night per pet.

Frequency of Request: As needed.

Related Actions: The project was included in the 5 Year Action Plan - Resolution 2024-13

Future Action: None

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

Budget Impact: This contract was budgeted for under the Capital Fund Program



GrandStay Hotel Lodging Agreement

This Agreement ("**Agreement**") is entered into on August____, 2025 by and between Suite Ventures, a Minnesota limited liability company d/b/a/ GrandStay Residential Suites, of St Cloud, MN ("**GrandStay**"), located at 213 6th Ave S St Cloud, MN, and Housing and Redevelopment Authority of St. Cloud d/b/a Wilson Apartments ("**St Cloud HRA**"), located at 1225 W St Germain St. St Cloud, MN 56301. GrandStay and St. Cloud HRA may individually be referred to as "**Party**" and collectively as "**Parties**".

1. Term

The term of this Agreement shall commence on or about October 24, 2025, and shall continue for a period of 11 months, ending on August 31st 2026, unless terminated earlier as provided in this Agreement. In the event that St. Cloud HRA becomes notified that the work being performed at Wilson Apartments, located at 41 3rd Ave NE, St. Cloud, MN 56301, will take longer than originally expected, St. Cloud HRA, will notify GrandStay in writing, and the Parties agree to enter into a modification of this Agreement which will extend the term to accommodate the delay.

2. Premises Rules

Participants (as defined below) are required to comply with all rules and regulations as provided by the hotel facility management. Strict adherence to these guidelines is essential to maintain safety and order within the premises.

3. Use of Premises

The hotel room/s shall be used and occupied by an existing tenant of Wilson Apartments (the "**Participant**") exclusively as a temporary private residence. Participant shall not use the Premises for any unlawful purpose.

4. Rooms and Rates

GrandStay will provide 14 rooms for the duration of the term for \$99 per night for Single Queen and Single King (single or double occupancy), and ADA Accessible rooms, plus applicable local taxes and fees. A \$10 per night pet fee will be applied accordingly.

5. Maintenance and Repairs

St. Cloud HRA and Participants shall maintain the hotel facility in good condition and repair and shall promptly notify GrandStay staff of any needed repairs or maintenance.

6. Entry to Premises and Cleaning Schedule

St Cloud HRA representatives may enter the hotel room/s at reasonable times and upon reasonable notice to GrandStay staff and Participants for purposes including inspection, repairs, and well-being. GrandStay housekeeping team will service each guest room once per week for cleaning and linen replenishment. Any further needs or services are upon request.

7. Subleasing and Assignment

St Cloud HRA shall not assign or transfer this Agreement or any interest therein without the prior written consent of GrandStay.

8. Termination

Either Party may terminate this Agreement upon 120 days advance written notice to the other Party.

9. Pets

GrandStay will allow up to 2 pets per room, for a fee of \$10 per night per pet. Pet rooms will be designated within the building for the duration of the agreement and GrandStay must receive notice in advance by St Cloud HRA on pet accommodation needs. Participants will be required to sign pet agreement prior to check in. Notwithstanding anything contained in this Agreement to the contrary, any pet limits imposed in this Agreement by GrandStay shall not apply to registered service animals or emotional support animals.

10. Damage

Any damages beyond normal wear and tear may be charged to the St Cloud HRA. Please refer to Exhibit A attached. St Cloud HRA understands that Exhibit A reflects estimated pricing at the time of the agreement. St Cloud HRA hereby agrees to pay actual costs for

repairs or replacement off of vendor supplied invoice. GrandStay agrees to provide estimates to St Cloud HRA upon receiving quotes for replacement items or work to be done.

11. Communication

St Cloud HRA will communicate regularly with hotel management and staff and provide a rooming list with incoming Participant names, dates, and pet needs, at each changeover of guests. In the event a Participant is removed from hotel property during their stay, GrandStay shall immediately notify, in writing, St. Cloud HRA and provide reason for Participant's removal.

12. Billing/Terms

GrandStay will provide invoice with folio receipts to St Cloud HRA upon checkout for each Participant via direct bill. Payment terms are net 15 days upon receipt. St Cloud HRA agrees to provide a master credit card authorization to remain on file for potential damages or incidentals.

13. Use of Meeting Room

St Cloud HRA staff may use the hotel meeting room periodically as needed and when available, free of charge. Please arrange with hotel management regularly.

14. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

15. Entire Agreement

This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, oral or written, relating to the subject matter hereof.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

Suite Ventures , LLC

[Signature] _____ [Print Name] _____ [Date] _____

St Cloud HRA

[Signature] _____ [Print Name] _____ [Date] _____

EXHIBIT A

The following outlines the cost to replace and items that may be damaged beyond repair due to guest or pet usage.

Sofa Sleeper	\$1300
Soft Chair	\$450
Dining Chair	\$250
Bed/Box Spring	\$600/\$200
Draperies	\$300-\$700
Carpet/Pad	\$1,200-\$1,500
Armoire	\$1,000
Night Stand	\$400
Side Table	\$300
Dresser	\$475
Ottoman	\$175
Television	\$600
Paint (room)/Bathroom	\$1,200/\$450
Lighting/Lamps	TBD actual
Misc	TBD actual

TO: Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: August 19, 2025

SUBJECT: Acceptance of the Grant Award for the Bring It Home Rental Assistance Program from Minnesota Housing

Requested Action: Approval of Resolution 2025-14 - Acceptance of the Grant Award for the Bring It Home Rental Assistance Program from Minnesota Housing.

Background: The Bring It Home Rental Assistance Program (BIH) is a new program created to provide rental assistance to low-income families across Minnesota. This program is funded by state appropriations. It will fund tenant-based rental assistance for cost-burdened households earning up to 50% area median income (AMI) or less. Cost burdened households means a household that is paying more than 30% of the household's annual income on rent. Priority for rental assistance shall be given to households with children 18 years of age and under and annual incomes of up to 30% of the AMI. As a program administrator, the HRA will establish a waiting list, admit eligible households to the program, inspect units, and make monthly payments to property owners. This is a two-year grant for startup costs of \$233,000 and rental assistance and administrative fees of \$4,029,572, for a grand total of \$4,262,572.

Frequency of Request: One time.

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: Minnesota Housing will be providing the funds for this program.

RESOLUTION 2025-14

HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA

**APPROVAL OF THE ACCEPTANCE OF THE GRANT AWARD FOR THE
BRING IT HOME RENTAL ASSISTANCE PROGRAM**

WHEREAS, Minnesota Housing is granting funding to Program Administrators for the Bring It Home Rental Assistance Program; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota has a documented need for the additional of rental assistance vouchers; and

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota plans to accept the grant award from Minnesota Housing for the Bring It Home Rental Assistance vouchers; and

WHEREAS, the 2-year grant award to be accepted is in the amount of \$4,262,572.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA accepts the funding from Minnesota Housing and authorizes Lori Lindberg, Deputy Director, llindberg@stcloudhra.com, to sign the contract and execute any documents necessary.

Adopted this 27th day of August 2025.

ATTEST:

Nancy Gohman, Chair

Hani Jacobson, Secretary

TO: Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners
FROM: Lori Lygre, Voucher Programs Manager
DATE: August 15, 2025
SUBJECT: Additional HUD Veterans Affairs Supportive Housing (VASH) Vouchers

Requested Action: Approval to submit a Registration of Interest with HUD for additional VASH Vouchers.

Background: The St. Cloud HRA has been administering HUD VASH vouchers since 2010. The HUD VASH program combines HUD's Housing Choice Voucher (Section 8) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The HRA currently administers 75 HUD VASH vouchers.

Frequency of Request: One time.

Related Actions: None

Future Action: None anticipated 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: HUD will provide the funding for the rental assistance and administrative fees to cover the cost of administering the vouchers.

TO: HRA Board of Commissioners

FROM: Louise Reis, Executive Director

DATE: August 20, 2025

SUBJECT: Report on Activities

NSPIRE Training: The HRA held a training for area landlords that accept Housing Choice Vouchers in their properties on the new inspection protocol. The in-person training was held on August 14th and an on-line training was offered on August 20th.

Housing Choice Voucher Program: During the month of July, 2025 there were 2 housing choice vouchers released. One for program violations, and one for Zero HAP.

As of July 31, 2025 - Port In 82, Port Out 45

CDBG Update:

For the homeowner rehab program:

- 2 in construction
- 3 in bidding process
- 4 in application stage
- 11 on waiting list

Housing Department Vacancy Report – For the Month Ending July 31, 2025

Fund: Public Housing – 291 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>07/31/25</u>
Empire	89	2.01%	1
Wilson	126	1.83%	0
Scattered Sites	76	1.78%	2

Fund: Section 8 New Construction – 162 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>07/31/25</u>
Germain	60	1.99%	0
Grace/NWB	102	1.08%	2

Fund: Tax Credit – 249 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>07/31/25</u>
Creeks	24	0.44%	0
Brownstones	12	1.95%	0
Swisshelm One	32	7.49%	1
Westwood One	32	2.51%	0
Swisshelm Two	32	10.6%	1
Westwood Two	32	4.58%	0
Riverside	85	7.74%	6*

Fund: Affordable Housing – 79 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>07/31/25</u>
Eastwood	18	6.53%	2
Loehr	61	1.95%	2
3SFH	3	29.8%	0

*three units rented in August