

VOUCHER PROGRAMS REPORT

All of these voucher programs provide rental assistance for households renting from private landlords. There were 287 landlords participating in these programs during 2025.

HUD Funded Rental Assistance Programs

Housing Choice Voucher (Section 8) Program: The HRA administers 1049 Housing Choice Vouchers (HCV) which includes 8 Project-Based Vouchers (PBV); 75 HUD-Veterans Affairs Supportive Housing (VASH) Vouchers; 49 Mainstream Vouchers (MV); 34 Emergency Housing Vouchers (EHV); 25 Foster Youth to Independence Vouchers (FYI), and 7 Stability Vouchers (SV).

The HCV program helps low-income households affordably rent market-rate housing owned and managed by private landlords. The HRA makes a payment to the landlord which bridges the gap between 30 percent of the tenant's income and the actual rent.

Eight vouchers are under contract for PBV. The developments that have approved contracts are:

- Westwood Village Apartments One, 4 units.
- Swisshelm Village Apartments One, 4 units.

The VASH program combines HCV housing assistance with case management provided by the Department of Veterans Affairs (VA). There are 75 VASH vouchers and they must be used by a homeless veteran that is referred to the HRA by the St. Cloud VA. 72 VASH vouchers were under lease at the end of 2025.

The HRA was awarded 30 Mainstream Vouchers in November 2019, 9 additional vouchers in 2020, and 10 additional vouchers in October 2022. These vouchers are for non-elderly persons with disabilities. 44 Mainstream Vouchers were under lease at the end of 2025.

At the end of 2019, the HRA was awarded up to a maximum of 25 FYI Vouchers. These vouchers are for youth who are at least 18 years of age, left foster care or will leave foster care, at risk of homelessness or are homeless. The HRA has partnered with Stearns, Benton, Sherburne, and Wright counties who will make referrals for the program and provide support services to the voucher holders. We continue to collaborate with partnering counties to admit eligible youth to the program. 4 FYI Vouchers were under lease at the end of 2025.

Effective July 1, 2021 the HRA was awarded 48 EHV's. The American Rescue Plan Act of 2021 (ARP) provides administrative fees and funding for these vouchers. The HRA has a partnership with the Central Minnesota Continuum of Care (CoC), Stearns County Human Services, Anna Marie's Alliance, Terebinth and Lutheran Social Services Savings Grace for the administration of EHV's.

Eligible individuals or families must meet one of the following criteria in addition to the eligibility criteria of the standard HCV program:

- Homeless
- At risk of becoming homeless
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability as determined by the CoC

Effective September 30, 2023 the HRA cannot re-issue EHV vouchers when a family leaves the program. The HRA was notified by HUD that funding for EHV Vouchers will end in 2026. Household participating in the EHV program will be transferred to HCV before EHV funding ends. Thirty-four EHV's were under lease at the end of 2025.

Effective October 1, 2023 the HRA was awarded 7 SVs. The HRA has a partnership with the Central Minnesota CoC for the administration of SVs. The HRA gets referrals from the CoC Priority List for the Stability Voucher program. 5 SVs were under lease at the end of 2025.

Eligible individuals or families must meet one of the following criteria in addition to the eligibility criteria of the standard HCV Program:

- a. Individuals and families who are currently experiencing homelessness;
- b. Individuals and families at risk of homelessness;
- c. Individuals and families fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault; and
- d. Veterans and families that include a veteran family that meet one of the preceding criteria

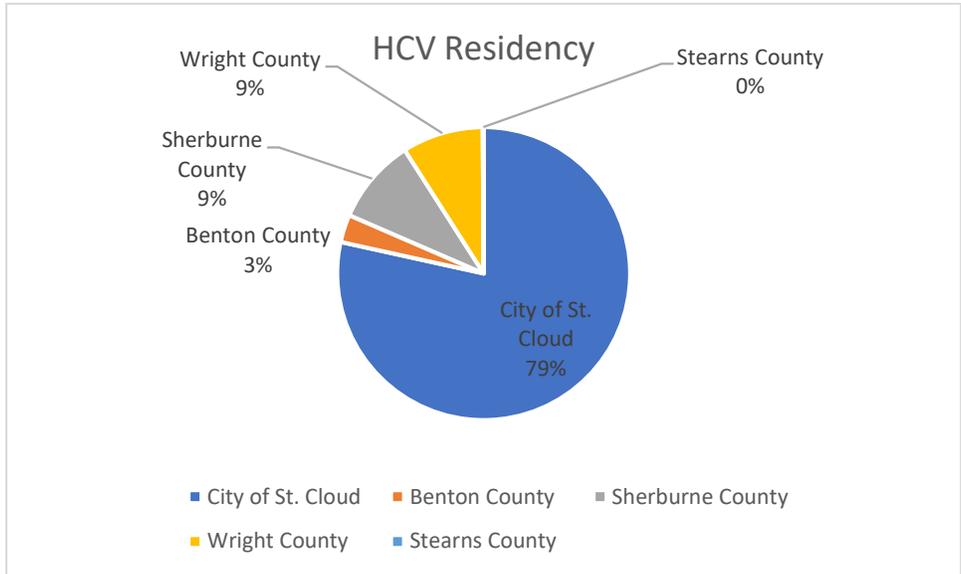
The jurisdiction for the HCV program is the city limits of St. Cloud, and Benton, Sherburne and Wright Counties.

- \$9,632,457 was received from HUD for housing assistance payments (HAP).
- \$1,452,256 was received from HUD for administrative costs.
- Average Housing Assistance Payment (HAP) was \$789 (2024 average HAP was \$734; 2023 average HAP was \$639).

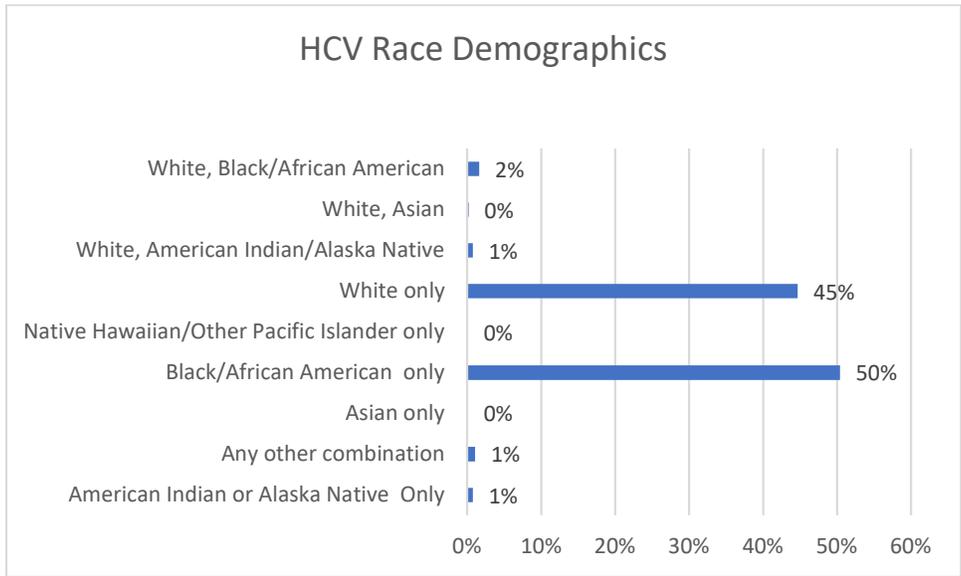
Households that have been issued vouchers have the option to use their tenant-based voucher to lease a unit anywhere in the United States, providing the unit is located within the jurisdiction of an HRA that administers a tenant-based voucher program. This process is known as portability. Portability provides flexibility to participants to relocate to other areas of the country for family needs.

- As of December 31, 2025, there were 96 port in vouchers (average housing assistance payment, \$1,085) and 66 port out vouchers (average housing assistance payment, \$1,445).

The waiting list for HCV is currently closed. The waiting list has been closed since the last lottery was done in December 2023. There are 606 households on the waiting list. 31 households were admitted to the program in 2025.



80% of head of households are female
 Average age of head of household is 51
 29 % of head of households are 62 years of age or older
 48% of household meet HUD’s definition of disabled
 Average length of stay is 6 years
 Average household income is \$20,400
 Average household size is 3 members
 51% are families with children



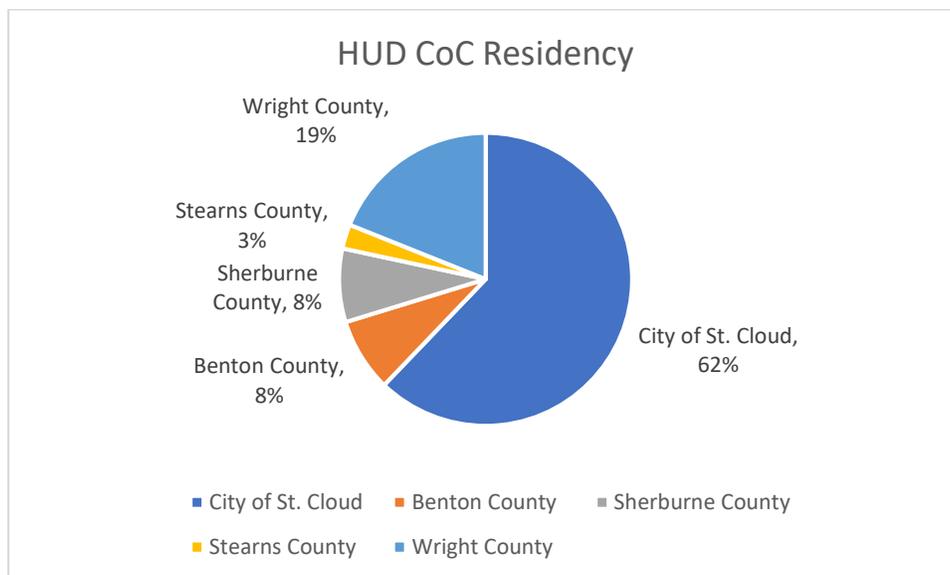
HUD Continuum of Care (CoC): The HRA administers 2 grants funded by HUD through the Central Minnesota CoC including 50 Tenant-Based Rental Assistance slots and 9 Domestic Violence Rapid Re-Housing slots.

The Tenant-Based Rental Assistance slots provide rental assistance to persons who meet HUD’s definition of disabled and are chronically homeless. The HRA collaborates with the Central MN Mental Health Center, Credent Care, and Catholic Charities who provide support services to participants on the program. The HRA gets referrals from the Central Minnesota CoC Priority List for the Tenant-Based Rental Assistance slots.

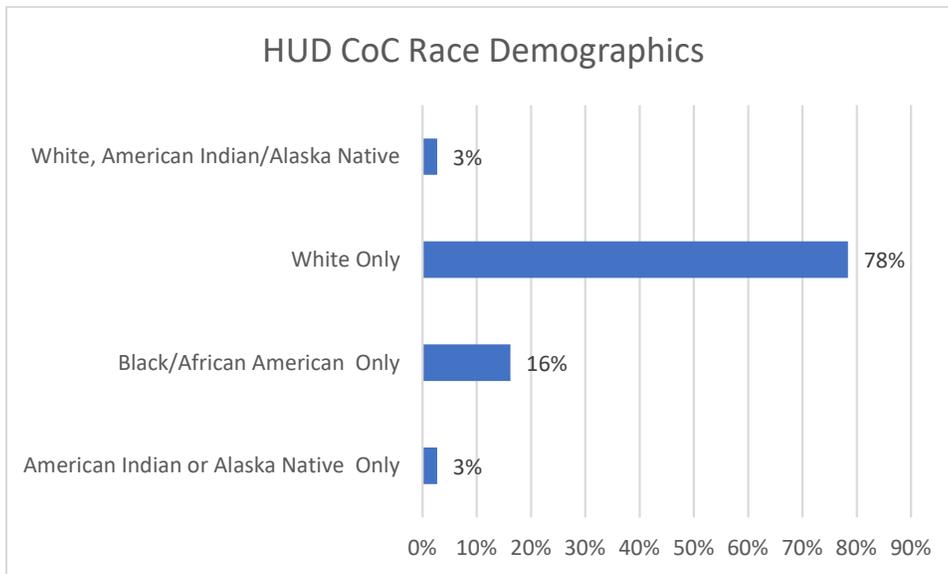
Rapid Re-Housing slots provide short-term housing assistance to persons experiencing domestic violence. The HRA has a subrecipient agreement with Lutheran Social Services who administers the grant on the HRA’s behalf. The grant began July 1, 2022.

The jurisdiction for the HUD CoC grants is Stearns, Benton, Sherburne and Wright Counties.

- \$368,158 was received from HUD for housing assistance payments (HAP).
- \$44,996 was received from HUD for administrative costs.



- 70% of head of households are female
- Average age of head of household is 49
- 16% of head of households are 62 years of age or older
- 95% of household meet HUD’s definition of disabled
- Average length of stay is 19 months
- Average household income is \$13,045
- Average household size is 2 members
- 30% are families with children



State and Locally Funded Rental Assistance Programs

The HRA administers 47 Minnesota Housing **Bridges Rental Assistance Certificates**; 32 **CommUNITY Mental Health Initiative (CAMHI) Certificates**, and 8 **Assertive Community Treatment (ACT) Certificates**.

The **Bridges Rental Assistance Program** is funded by Minnesota Housing. Qualified persons must have a severe mental illness. Support services are provided by Catholic Charities. Bridges has 47 slots.

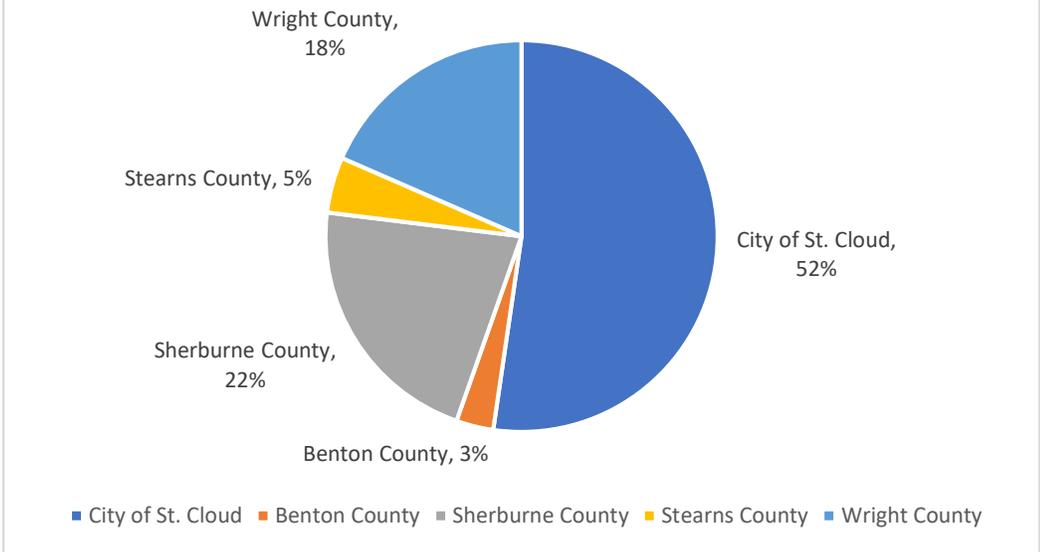
CommUNITY is funded through a grant that is co-sponsored by Benton, Sherburne, Stearns and Wright County’s Mental Health Initiative (CAMHI). Rental assistance is provided to persons with severe persistent mental illness. Support Services are provided by Catholic Charities.

ACT Housing provides rental assistance for persons being released from state hospitals and those that would have been served by state hospitals. Support services are provided by the Assertive Community Treatment Teams of Central MN Mental Health Center.

The jurisdiction for the state and locally funding programs is Stearns, Benton, Sherburne and Wright Counties.

- \$602,824 was received from Minnesota Housing and CAMHI for HAP.
- \$48,613 was received from for administrative costs.
- Average HAP is \$890.

State & Local Rental Assistance Residency



- 62% of head of households are female
- Average age of head of household is 40
- 6% of head of households are 62 years of age or older
- 17% of household meet HUD’s definition of disabled
- Average length of stay is 12 months
- Average household income is \$12,898
- Average household size is 2 members
- 35% are families with children

State & Local Rental Assistance Race Demographics

