



**MEETINGS OF THE
HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD
BOARD OF COMMISSIONERS**

Wednesday, March 25, 2026

**St. Cloud HRA, 1225 West St. Germain Street, St. Cloud
Board Room**

Immediately following 5:00 P.M. Study Session

STUDY SESSION - 5:00 P.M. - AGENDA – MHFA Sub Allocator Joint Powers Agreement and Operations Discussion.

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

**REGULAR MEETING OF THE HOUSING AND REDEVELOPMENT
AUTHORITY OF ST. CLOUD BOARD OF COMMISSIONERS**

**1225 West St. Germain Street, Board Room
Wednesday, March 25, 2026
Immediately following 5:00 p.m. Study Session**

**STUDY SESSION – 5:00 p.m. MHFA Sub Allocator Joint Powers Agreement and Operations
Discussion.**

Regular Meeting Agenda:

1. Roll Call.

Consent Agenda:

2. Approval of Agenda. REQUESTED ACTION: Approve.
3. Approval of Study Session Meeting Minutes, February 25, 2026. REQUESTED ACTION: Approve.
4. Approval of Regular Meeting Minutes, February 25, 2026. REQUESTED ACTION: Approve.
5. Approval of Resolution 2026-03 Authorization for Loan for Empire Apartments. REQUESTED ACTION: Approve.
6. Approval of Resolution 2026-04 Selection of Project Based Vouchers. REQUESTED ACTION: Approve.
7. Approval of Resolution 2026-05 Authorization of Housing Tax Credit Sub-Allocator Joint Powers Agreement. REQUESTED ACTION: Approve.
8. Approval of Contract for Lawn Maintenance Services. REQUESTED ACTION: Approve.
9. Approval of Contract for Attic Fire Suppression Replacement at Westwood One. 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:

10. Report on Activities.

Open Discussion:

Adjourn.

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

STUDY SESSION MINUTES

Wednesday, February 25, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, February 25, 2026 at St. Cloud HRA, 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the Study Session to order at 5:00 p.m. Commissioners present: Tami Calhoun, John Dvorak, Hudda Ibrahim, Nancy Gohman, Scott Brodeen, and Hani Jacobson.

Absent: Seal Dwyer

Shannon Adamski, Neighborhood Program Specialist, made a presentation on the Community Development Block Grant (CDBG) program. Shannon reviewed history, statistics, rules, relevance, usage, and the unique structure of the program highlighting its sustainability of the CDBG funds. The St. Cloud HRA submitted a competitive application to the City of St. Cloud on January 15, 2026 for CDBG funding for the 2026 Program Year which will begin July 1, 2026 and end June 30, 2027. The HRA submitted a request for funding in the amount of \$350,000. Ms. Adamski made a presentation to the Planning Commission on February 10, 2026, and will also present to the City Council on March 9, 2026.

Lori Lindberg, Executive Director, provided an overview of the City of St. Cloud 2025 Comprehensive Plan Road Map. The HRA-owned properties of Empire Apartments and Riverside Apartments are both included in this plan. The draft plan includes a proposed alternate use of the land which these buildings currently sit on.

With no further discussion, the Study Session adjourned at 6:14 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, John Dvorak

**HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES**

Wednesday, February 25, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, February 25, 2026 at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 6:16 p.m.

1. Roll call was taken and the pledge of allegiance was spoken. Present: Nancy Gohman, Scott Brodeen, Tami Calhoun, John Dvorak, Hudda Ibrahim, and Hani Jacobson. Absent: Seal Dwyer.

Consent Agenda:

2. Approval of Agenda – Commissioner Dvorak moved items 2-5 for approval; Commissioner Brodeen seconded. Approved 6-0.

3. Approval of Annual Meeting Minutes, January 28, 2026. Approved 6-0.

4. Approval of Regular Meeting Minutes, January 28, 2026. Approved 6-0.

5. Approval of Resolution 2026-02 – Requesting the City of St. Cloud to Amend Ordinance No. 988 Authorizing the Housing and Redevelopment Authority of Saint Cloud to Exercise, on Behalf of the City of St. Cloud, the Powers Conferred by Minnesota Statutes, Sections 462C.01 to 462C.07, Relating to Planning and Implementation of Single Family and Multifamily Housing Programs. Approved 6-0.

Open Forum: Chair Gohman asked Ms. Lindberg if any member of the public had requested to speak; Ms. Lindberg responded there were none.

Old Business: none.

New Business:

6. Approval of Environmental Review Policy. Ms Adamski, Neighborhood Programs Specialist, shared that the Environmental Review policy is required, and utilized in conjunction with the Single-Family Home Rehabilitation Program. Commissioner Dvorak moved for approval; Commissioner Brodeen seconded. Approved 6-0.

7. Report on Activities – Ms. Lindberg shared the HRA has begun looking at cost saving measures. The Board of Commissioners Board Packets have been identified as a possible cost saving item. Going forward the packets will not be printed in color; unless necessary item(s) dictate, and the

Board Packets will be emailed to all Board members rather than printed, bound, and mailed. There will be a few hardcopies of Board Packets available at each meeting.

Ms. Lindberg provided an update on the Rental Portfolio. Westwood One Apartments: rehabilitation has begun on units affected by water damage. Wilson Apartments: Plumbing modernization Phase II has begun and residents have been moved to Grandstay. Riverside Apartments: the rental promotion continues and an Open House is planned. Swisshelm Village Apartments: siding replacement is in progress.

Ms. Lindberg shared the Voucher Department issued the first voucher in the State of Minnesota under the new Bring It Home program. There were 97 Port ins, and 68 Port outs for the Housing Choice Voucher Program.

Ms. Lindberg provided an update on the Single-Family Program. There are currently 13 people on the Single-Family Rehab program list. There are 4 people on the Minnesota Housing wait list.

There being no further business, the meeting adjourned at 6:18 p.m.

ATTEST:

Secretary, John Dvorak

Chair, Nancy Gohman

AGENDA ITEM: 5

MEETING DATE: March 25, 2026

TITLE: Resolution 2026-03 Authorization of Loan for Empire Apartments

SUBMITTED BY: Lori Lindberg, Executive Director

BACKGROUND: Minnesota Housing requires an updated borrowing resolution for this loan. Borrowing Resolution 2025-07 was approved June 25, 2025 authorizing a forgivable loan of \$218,406.00 from Minnesota Housing under the Publicly Owned Housing Program (POHP) funds for to replace boilers at the Empire Apartments.

The loan will have a 20- year term with no payments, and be forgiven if the project maintains the original use (public housing) as stated in the application documents.

FISCAL IMPACT: This item was budgeted for under the Capital Fund Program.

RELATIONSHIP TO GOALS: The HRA will explore strategies that further promote fiscally responsible use of funding sources, strengthen the HRA, and improve the quality of life of HRA participants, residents, and the public.

ATTACHMENTS: Resolution 2025-07 Approval of Loan for Empire

PREVIOUS OR RELATED ACTION: Approval of Resolution 2025-07, dated June 25, 2025

REQUESTED ACTION: Approve Resolution 2026-03 Authorization of Loan for Empire Apartments

AGENDA ITEM 5 ATTACHMENT

RESOLUTION 2025 – 07

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

AUTHORIZING THE APPROVAL OF THE TERMS OF A \$218,406.00 LOAN TO EMPIRE
APARTMENTS

BE IT RESOLVED by the Board of Commissions (Board) of the Housing and Redevelopment
Authority of St. Cloud, Minnesota (HRA) as follows:

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) is the
owner and manager of the Empire Apartments, (legal description attached) a public housing apartment
building in the City of St. Cloud, Minnesota; and

WHEREAS, the HRA desires to enter into a loan with Minnesota Housing for \$218,406.00 for
the replacement and installation of a boiler in the Empire Apartments;

NOW, THEREFORE, BE IT RESOLVED, the HRA's Board of Commissioners in its capacity as
the HRA's Board of Commissioners, that the HRA acting on its own behalf, is authorized and directed to
execute and deliver any and all documents and to take any and all actions to enable the HRA to receive
the loan of \$218,406.00; and

FURTHER RESOLVED, that Louise Reis as the HRA's Executive Director is authorized and
directed on behalf of the HRA, acting on its own behalf, to execute and deliver each and every document
and to take all actions, which she deems necessary to facility the loan.

Adopted June 25, 2025.



Hani Jacobson, Secretary



Nancy Gohman, Chair

RESOLUTION 2026 – 03

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

**AUTHORIZATION FOR LOAN FOR EMPIRE APARTMENTS
APPROVAL OF THE TERMS OF A \$218,406.00 LOAN**

BE IT RESOLVED by the Board of Commissions (Board) of the Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) as follows:

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) is the owner and manager of the Empire Apartments, (legal description attached) a public housing apartment building in the City of St. Cloud, Minnesota; and

WHEREAS, the HRA desires to enter into a loan with Minnesota Housing for \$218,406.00 for the replacement and installation of a boiler in the Empire Apartments;

NOW, THEREFORE, BE IT RESOLVED, the HRA's Board of Commissioners in its capacity as the HRA's Board of Commissioners, that the HRA acting on its own behalf, is authorized and directed to execute and deliver any and all documents and to take any and all actions to enable the HRA to receive the loan of \$218,406.00; and

FURTHER RESOLVED, that Lori Lindberg as the HRA's Executive Director is authorized and directed on behalf of the HRA, acting on its own behalf, to execute and deliver each and every document and to take all actions, which she deems necessary to facility the loan.

Adopted March 25, 2026.

Nancy Gohman, Chair

John Dvorak, Secretary

HOUSING AND REDEVELOPMENT AUTHORITY
OF ST. CLOUD, MINNESOTA

Project MN038001

LEGAL
DESCRIPTION

Part of Lots One (1) and Two (2) and Three (3) and Four (4) of Empire Block, Wilson's Survey, St. Cloud, Minnesota, described as follows: commencing at point of intersection of centerlines of Fifth Avenue North and First Street North; thence Southeasterly on said centerline of Fifth Avenue North 4.01 feet; thence Northeasterly parallel to said centerline of First Street North 227.25 feet to point on Northerly right of way line of Fourth Avenue North; thence deflect left $95^{\circ}27'$ a distance of 220.56 feet to Southeasterly right of way line of Great Northern Railway which is point of beginning; thence deflect $180^{\circ}00'$ on reversed course last mentioned 183.38 feet to point on North right of way line of First Street North extended; thence deflect left $84^{\circ}33'$ on said right of way line of First Street North extended 198.89 feet; thence deflect left $35^{\circ}48'$ a distance of 29 feet, more or less, to shoreline of Mississippi River; thence Northwesterly on said shoreline to Southeasterly right of way line to point of beginning, together with a lease and purchase option agreement with the City of St. Cloud in the following described lands in the City of St. Cloud, County of Stearns and State of Minnesota.

TO WIT:

Part of Lots One (1), Two (2) and Three (3) of Empire Block, Wilson's Survey, St. Cloud, Minnesota, described as follows: Commencing at point of intersection of centerlines of Fifth Avenue North and First Street North; thence Southeasterly on said centerline of Fifth Avenue North 4.01 feet; thence Northeasterly parallel to said centerline of First Street North 227.25 feet to point on Northerly right of way line of Fourth Avenue North; thence deflect left $95^{\circ}27'$ a distance of 37.18 feet for point of beginning; thence continue on last mentioned course 183.38 feet to Southeasterly right of way of Great Northern Railroad; thence Southwesterly on said Southeasterly right of way line to its intersection with Northeasterly right of way line of Fifth Avenue North; thence Southeasterly on said Northeasterly right of way line 147.58 feet to Northwesterly right of way line of First Street North; thence Northeasterly on said Northwesterly right of way line of First Street North and said right of way line extended 183.75 feet to point of beginning.

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✓ at cloud HEA
attn: Cheryl Josephson

OFFICE OF COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

CERTIFIED, FILED AND
RECORDED ON

1990 OCT 23 PM 2:55

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PATRICIA M. OVERMAN
COUNTY RECORDER

BY P. Overman DEPUTY

MICROFILMED

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AGENDA ITEM: 6

MEETING DATE: March 25, 2026

TITLE: Resolution 2026-04 Selection of Project Based Vouchers

SUBMITTED BY: Lori Lygre, Voucher Programs Manager

BACKGROUND: An updated resolution authorizing selection of Project Based Vouchers for Vista on Pinecone Road is necessary to demonstrate support for Central Minnesota Housing Partnership’s application for funding to Minnesota Housing in the current year’s funding round. On June 25, 2025 the HRA Board of Commissioners approved resolution 2025-08, approving selection of Project Based Vouchers for the Vista on Pinecone Road and is extending continued support through approval of Resolution 2026-04.

The Department of Housing and Urban Development allows a housing authority to take up to 20 percent of the tenant-based vouchers to be attached to a specific building and unit.

FISCAL IMPACT: The funds for the Project Based Vouchers would come from the Housing Choice Voucher Fund.

RELATIONSHIP TO GOALS: The HRA will foster collaboration and innovation through partnerships with other community organizations to further strengthen the operational efficiencies and fiscal performance of the agency’s programs.

ATTACHMENTS: Resolution 2025-08 Selection of Project Based Vouchers

PREVIOUS OR RELATED ACTION: Approval of Resolution 2025-08, dated June 25, 2025

REQUESTED ACTION: Approve Resolution 2026-04 Update Selection of Project Based Vouchers

AGENDA ITEM 6 ATTACHMENT

RESOLUTION 2025-08

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

APPROVAL OF SELECTION OF PROJECT BASED VOUCHERS

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota (the "HRA"), is authorized to own and manage low to moderate rental housing, and is an administrator of federal Tenant-Based and Project-Based Rental Assistance under Section 8 of the United States Housing Act of 1937, and

HEREBY, is requesting Board approval of the selection of Project Based Vouchers (PBV) to The Vista on Pinecone. This selection is subject to completion of a favorable environmental review and subsidy layering review. This resolution also gives authorization for the Executive Director of the HRA to notify The Vista on Pinecone of the PBV selection.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA HAS AUTHORIZED THE EXECUTIVE DIRECTOR TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT ONCE ALL CONDITIONS ARE MET.

Adopted this 25th day of June, 2025.

ATTEST:


Nancy Gohman, Chair


Hani Jacobson, Secretary

RESOLUTION 2026-04

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

PROJECT BASED VOUCHERS FOR THE VISTA ON PINECONE

BE IT RESOLVED by the Board of Commissions (Board) of the Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) as follows:

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota (the "HRA"), is authorized to own and manage low to moderate rental housing, and is an administrator of federal Tenant-Based and Project-Based Rental Assistance under Section 8 of the United States Housing Act of 1937, and

WHEREAS, the HRA on June 25, 2025 selected Project Based Vouchers for The Vista on Pinecone and desires to continue support for the project. This selection of Project Based Vouchers is subject to completion of a favorable environmental review and subsidy layering review. This resolution also gives authorization for the Executive Director of the HRA to notify The Vista on Pinecone of the PBV selection.

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners of the Housing and Redevelopment Authority of St. Cloud, MN has authorized the Executive Director to enter into a Housing Assistance Payments Contract once all conditions are met.

Adopted this 25th day of March, 2026.

Nancy Gohman, Chair

John Dvorak, Secretary

AGENDA ITEM: 7

MEETING DATE: March 25, 2026

TITLE: Resolution 2026-05 Authorization of Housing Tax Credit Sub-Allocator Joint Powers Agreement

SUBMITTED BY: Lori Lindberg, Executive Director

BACKGROUND: The Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) is authorized to allocate low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986, as amended and Minnesota Statutes Sections 462A.221 through 462A.225. The HRA is under Minnesota Housing as a Sub-Allocator of these housing tax credits. There are seven Sub-Allocators in Minnesota. St. Cloud has an estimate of \$216,575 of housing tax credits for 2027 credit program year.

In 2002, Minnesota Housing and the HRA entered into a Joint Powers Agreement whereby Minnesota Housing will perform all of the housing tax credit allocation and compliance monitoring functions on behalf of the HRA. There are no significant changes to the agreement with Minnesota Housing.

If the Board chooses not to authorize the Joint Powers Agreement, the HRA would then become responsible to develop a Qualified Allocation Plan, Procedural Plan, and selection process.

FISCAL IMPACT: There is no impact on our budgets if the amendment is authorized.

RELATIONSHIP TO GOALS: The HRA will foster collaboration and innovation through partnerships with other community organizations to further strengthen the operational efficiencies and fiscal performance of the agency's programs.

REQUESTED ACTION: Approve Resolution 2026-05 Housing Tax Credit Sub-Allocator Joint Powers Agreement

RESOLUTION 2026 – 05
HOUSING AND REDEVELOPMENT AUTHORITY
OF ST. CLOUD, MINNESOTA

AUTHORIZING THE APPROVAL OF HOUSING TAX CREDIT SUB-ALLOCATOR JOINT POWERS
AGREEMENT

BE IT RESOLVED by the Board of Commissions (Board) of the Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) as follows:

WHEREAS, the Housing and Redevelopment Authority of St. Cloud, Minnesota (HRA) is authorized to allocate low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986, as amended and Minnesota Statutes Sections 462A.221 through 462A.225; and

WHEREAS, the HRA desires to enter into a Joint Powers Agreement with Minnesota Housing, the State Housing Tax Credit Allocating Agency for an estimated \$216,575 of housing tax credits for the 2027 credit program year;

NOW, THEREFORE, BE IT RESOLVED, the HRA’s Board of Commissioners in its capacity as the HRA’s Board of Commissioners, that the HRA acting on its own behalf, is authorized and directed to execute and deliver any and all documents and to take any and all actions to enable the HRA to allocate tax credits for 2027 credit program year; and

FURTHER RESOLVED, that Lori Lindberg as the HRA’s Executive Director is authorized and directed on behalf of the HRA, acting on its own behalf, to execute and deliver each and every document and to take all actions, which she deems necessary to facility the tax credit allocation.

Adopted March 25, 2026.

Nancy Gohman, Chair

John Dvorak, Secretary

AGENDA ITEM: 8

MEETING DATE: March 25, 2026

TITLE: Contract for Lawn Maintenance Services

SUBMITTED BY: Paul Soenneker, Project Manager

BACKGROUND: The HRA contracts for lawn maintenance services at HRA properties and vacant lots which include spring clean-up, mowing during the summer, monthly herbicide application, fall clean-up, and misc. tree and shrub trimming. The HRA solicited proposals from twelve lawn services companies and advertised the request for proposal on our web site. Two companies submitted proposals for these services by the due date.

The companies gave pricing for each property and were selected by the lowest lump sum price per property.

	<u>Gapinski Property Services</u>	<u>Ideal Lawn</u>
Al Loehr	\$4,000.00	\$4,150.00
Brownstones	\$2,000.00	\$2,350.00
Cedar Ridge	\$2,200.00	\$2,950.00
Creeks	\$3,500.00	\$4,950.00
Eastwood	\$1,450.00	\$1,550.00
Empire	\$1,800.00	\$3,250.00
Flintwood	\$2,400.00	\$3,150.00
Grace McDowall	\$2,900.00	\$2,950.00
HRA Office	\$1,400.00	\$2,000.00
Northway B	\$1,950.00	\$2,950.00
Quarry Ridge	\$2,200.00	\$3,250.00
Riverside	\$2,700.00	\$3,550.00
Swisshelm One	\$2,700.00	\$4,750.00
Swisshelm Two	\$2,700.00	\$4,750.00
Westwood One	\$2,700.00	
Westwood Two	\$2,700.00	
Wilson	\$2,400.00	\$3,250.00

Vacant City Lots (Done 2 times per month)

152 19 th Ave. N	\$400.00	\$500.00
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Large Vacant Lots (Done 4 times per summer)

WW3 – 814 Savanna Ave.	\$1,200.00
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SH3 = 310 Laudenbach Ct	\$1,200.00
1618 Pine Cone Rd.	\$1,200.00
Meadows Edge Parcels	\$2,400.00

FISCAL IMPACT: This item will be funded through each building's budget

RELATIONSHIP TO GOALS: The HRA will promote fair housing and educational activities within the community, promote a high standard for affordable rental housing physical conditions, and strive for continued high performance ratings and management practices within the HRA's portfolio and housing subsidy programs.

ATTACHMENTS: None

REQUESTED ACTION: Approve contract with Gapinski Property Services.

AGENDA ITEM: 9

MEETING DATE: March 25, 2026

TITLE: Contract for Attic Fire Suppression Replacement at Westwood One

SUBMITTED BY: Paul Soenneker, Project Manager

BACKGROUND: The existing attic fire suppression system (dry system) at Westwood One Apartments consists of galvanized pipes that are filled with pressurized air rather than water. The air holds the dry pipe valve in the closed position. The dry pipe valve prevents water from entering the pipe until a fire releases one or more sprinklers to operate. Once the dry pipe valve releases; water enters the pipe flowing through the open sprinklers onto the fire.

The system at Westwood One has needed to be repaired many times over the past couple of years because of pin-hole leaks that have been caused by corrosion in the galvanized piping. Maintenance personnel have recommended total dry system replacement because there is fear that that the dry pipe valve will release in the winter and cause the piping; which is located in the attic to freeze. It is also recommended that a nitrogen system be installed. This would allow for the pipes to be filled with nitrogen instead of compressed air; which would prevent pipe corrosion.

The HRA solicited proposals from three companies. We received proposals from three companies as outlined below

	Brothers Fire	B - Z Fire Protection	Summit Fire
Attic Fire Suppression Replacement	\$162,820.00	\$104,120.00	\$121,800.00
Nitrogen Generator	\$16,690.00	\$21,400.00	\$21,800.00
	\$179,510.00	\$125,520.00	\$143,600.00

FISCAL IMPACT: This item will be funded through a \$100,000 transfer from the Community Housing Fund and the remaining amount from property reserves.

RELATIONSHIP TO GOALS: The HRA will promote fair housing and educational activities within the community, promote a high standard for affordable rental housing physical conditions, and strive for continued high performance ratings and management practices within the HRA’s portfolio and housing subsidy programs.

ATTACHMENTS: None

REQUESTED ACTION: Approve contract with B – Z Fire Protection in the amount of \$125,520.00

AGENDA ITEM: 10

MEETING DATE: March 25, 2026

TITLE: Report on Activities

SUBMITTED BY: Lori Lindberg, Executive Director

RELATIONSHIP TO GOALS: All

ATTACHMENTS: None

ACTIVITIES SUMMARY:

Rental Portfolio

Westwood One Apartments: Rehabilitation work is complete and all units are ready for occupancy.

Al Loehr Apartments: On March 3, 2026, an insurance claim was submitted to the LMCIT for two units impacted by a water leak which began in a 3rd floor unit that was in the process of being cleared of a biohazard. The water leak further damaged the units resulting in a more complex category of contamination and will require additional measures to return the units to a habitable standard. Bids are being collected at this time.

Wilson Apartments: Phase III Residents returned to Wilson and Phase IV residents moved into the GrandStay on March 17, 2026. Four residents will need assistance with Transportation and one will need an accessible van. Fourteen units will undergo modernization in Phase IV. Ten residents will be moving to the GrandStay and four residents will be staying with family. One resident will require an accessible unit.

Riverside Apartments: The rental promotion is currently active for Riverside Apartments and vacancies are being filled through the promotion. Two new residents have taken advantage of the rent promotion. Three new residents will move in between March 30th and June 30th. An open house and office hours are being extended.

Swisshelm Apartments: Siding replacement is in progress.

Relocation Plan

The Relocation Plan for Empire Apartments has been finalized and the initial notice to all residents of the temporary relocation that will take place during the modernization project will be given in May of 2026. The notices are incorporated into the plan. The project is expected to begin in the first quarter of 2027. The Relocation Policy that was adopted in May of 2025

remains in place and is unchanged. The relocation plan is specific to the project and includes the notices and timeline anticipated for the project. The plan can change in response to changes in the project schedule.

Voucher Programs

Housing Choice Voucher (HCV) and Other Local and State Funded Voucher Programs: During the month of February 2026, 7 participants in the tenant-based voucher programs ended participation. One household voluntarily gave up their rental assistance and 6 households ended participation in voucher programs due to program violations.

On February 12, 2026 voucher staff attended the St. Cloud Area Human Service Council Annual Training: Beyond Grit: Embracing Passion and Perseverance to Gain the High-Performance Edge.

Voucher staff collaborated with the Central MN Family Homeless Prevention Assistance Program (FHPAP) Rental Housing Engagement Committee hosting a Roundtable Event for Landlords on February 18, 2026 at the St. Cloud Police Department.

On February 25, 2026 voucher staff attended the Avivo Village Business After Hours event hosted by the St. Cloud Area Chamber of Commerce.

As of February 28, 2026, there were 88 Port Ins, and 56 Port Outs. Of the total of new admissions to the program, and 83% of new admissions were at or below Extremely Low-Income Limit.

Bring it Home Voucher Program: Six vouchers have been issued. One out of the 6 withdrew their application. Two out of 6 have leased up as of March 1, 2026.

Single Family Programs

CDBG Single Family Rehab Program:

Shannon Adamski, Neighborhood Program Specialist spoke to the City Council on March 9, 2026 and provided a power point presentation and overview of the program. During the presentation she shared historical data and provided a program information sheet that further detailed the impact of the program and relevant program outcomes. An important characteristic of the program model is its unique structure and its sustainability. For example, all proceeds from loan repayments are recycled back into the program, creating a new loan opportunity, and the program offers 0% interest and deferred repayment.

CDBG Single Family Rehab Program:

There are currently 9 people on the wait list. Applicants on the wait list have an average household income of \$44,356 and an average household size of 3. Of the current applicants, 66% of the homes are on the located on the north side of St. Cloud and average 90 years old. The request for repairs primarily includes windows, doors and roofs.

The HRA has received the fully executed agreement for Program Year 2025.

Fix-Up Loan Program: The HRA administers a Fix-up Rehab Loan Program, funded with the tax levy. These funds are typically leveraged in conjunction with CDBG Single Family Rehab Program funds. Layering funds helps to conserve Fix-up Rehab Loan Program funds and compensate for the increased costs to complete home repairs. At this time, the funding is anticipated to assist 14 households in program year 2026.

Minnesota Housing Funds: There are 6 people on the Minnesota Housing wait list. All applicants for the MN Housing funds are located on the north side of St. Cloud.

**Housing Department Vacancy Report
For the Month Ending February 28, 2026**

Fund: Public Housing – 291 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 2/28/26</u>
Empire	89	1.66%	2
Wilson	126	1.35%	1
Scattered Sites	76	3.48%	0

Fund: Section 8 New Construction – 162 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 2/28/26</u>
Germain	60	.79%	1
Grace/NWB	102	1.45%	2

Fund: Tax Credit – 249 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 2/28/26</u>
Creeks	24	3.88%	1
Brownstones	12	16.67%	2
Westwood One	32	12.50%	4
Westwood Two	32	9.38%	2
Swishelm One	32	2.28%	1
Swishelm Two	32	9.38%	3
Riverside	85	7.50%	6

Fund: Affordable Housing – 82 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 2/28/26</u>
Eastwood	18	5.56%	1
Al Loehr	61	4.53%	4
Single FH	3	0.00%	0