



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

Wednesday, April 22, 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 – 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, MN
BOARD OF COMISSIONERS**

**1225 West St. Germain Street, Board Room
Wednesday, April 22, 2026
Immediately following 5:00 p.m. Study Session**

STUDY SESSION – 5:00 p.m. AGENDA: Operations Discussion
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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, March 25, 2026. REQUESTED ACTION: Approve.
4. Approval of Regular Meeting Minutes, March 25, 2026. REQUESTED ACTION: Approve.
5. Approval to Write-Off Resident Accounts Receivable. REQUESTED ACTION: Approve.
6. Approval of Interfund Transfers and Loans. REQUESTED ACTION: Approve.
7. Approval of Wilson Domestic and Sanitary Pipe Replacement Project Change Order. REQUESTED ACTION: Approve.
8. Approval of Managed Account Program for Copiers and Printers with Marco. 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:

9. Report on Activities.

Open Discussion:

Adjourn.

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

STUDY SESSION MINUTES

Wednesday, March 25, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, March 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: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, and Hani Jacobson.

Absent: Hudda Ibrahim.

Lori Lindberg, Executive Director, provided an overview and explanation of the Sub Allocating Agency Joint Powers Agreement between Minnesota Housing, the HRA, and the City of St. Cloud, whereby the HRA and the City authorize Minnesota Housing to allocate the small amount of Housing Tax Credits (HTC) in an estimated amount of \$216,575 on the HRA's behalf for the upcoming program year. There will be no impact on the HRA's budget if the amendment is authorized.

Lori Lindberg, Executive Director and Karen Rizer, Finance Director, also discussed with the Board their interest in a future study session(s) to discuss further exploration of affordable housing activity in the future.

With no further discussion, the Study Session adjourned at 5:34 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, John Dvorak

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

Wednesday, March 25, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, March 25, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:35 p.m.

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

Consent Agenda:

2. Approval of Agenda. Commissioner Dwyer moved items 2 - 9 for approval; Commissioner Calhoun seconded. Approved 6-0
3. Approval of Study Session Meeting Minutes, February 25, 2026. Approved 6-0.
4. Approval of Regular Meeting Minutes, February 25, 2026. Approved 6-0.
5. Approval of Resolution 2026-03 Authorization for Loan for Empire Apartments. Approved 6-0.
6. Approval of Resolution 2026-04 Selection of Project Based Vouchers. Approved 6-0.
7. Approval of Resolution 2026-05 Authorization of Housing Tax Credit Sub-Allocator Joint Powers Agreement. Approved 6-0.
8. Approval of Contract for Lawn Maintenance Services with Gapinski Property Services. Approved 6-0.
9. Approval of Contract for Attic Fire Suppression Replacement at Westwood One. Approved contract with B – Z Fire Protection for \$125,520.00. 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:

10. Report on Activities – Ms. Lindberg highlighted the following information from her report on activities:

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. Quotes 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. Fourteen units will undergo modernization in Phase IV.

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.

There being no further business, the meeting adjourned at 6:05 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, John Dvorak

AGENDA ITEM: 5

MEETING DATE: April 22, 2026

TITLE: Write-off Resident Accounts Receivable

SUBMITTED BY: Karen Rizer, CPA Finance Director

BACKGROUND: Semi-annually we 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 December 31, 2025 are determined not to be collectible.

Public Housing	\$7,737.76
Germain Towers	1,864.49
Northway A & B	2,969.27
Eastwood	5,421.50
Al Loehr	5,831.09
Creeks	-
Brownstones	522.81
Swisshelm One	1,695.60
Swisshelm Two	4,480.33
Westwood One	438.38
Westwood Two	-
Riverside	7,645.26

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

Public Housing	\$3,462.12
Germain Towers	559.72
Eastwood	300.00
Creeks	687.00
Brownstones	447.62
Swisshelm Two	760.00
Westwood One	50.00
Riverside	311.00

FISCAL IMPACT: Listed above

RELATIONSHIP TO GOALS: N/A

ATTACHMENTS: Detail information

RECOMMENDATION: Approve the write-off of resident accounts receivable in the amounts listed above as of December 31, 2025.

**St Cloud HRA
Analysis of Tenant Accounts Receivable Written-Off
Year Ending December 31, 2025**

	Rental Income	A/R W/O 6/30/2025	A/R W/O 12/31/2025	Total A/R W/O 2025	Total W/O as % of Income	Total 2025 Recoveries	Net W/O as % of Income
Empire Apts	314,213.00	13,149.95	2,696.03	15,845.98	5.04%	\$ 1,939.61	4.43%
Scattered Sites	450,332.00	0.00	4,160.06	4,160.06	0.92%	12,870.45	-1.93%
Wilson Apts	450,770.00	3,487.45	881.67	4,369.12	0.97%	1,848.00	0.56%
Total Public Housing	1,215,315.00	16,637.40	7,737.76	24,375.16		16,658.06	
Germain Towers	208,290.00	4,729.36	1,864.49	6,593.85	3.17%	1,861.79	2.27%
Northway A & B	398,219.00	3,449.98	2,969.27	6,419.25	1.61%	0.00	1.61%
Eastwood	124,324.06	3,632.46	5,421.50	9,053.96	7.28%	1,364.30	6.19%
Al Loehr	344,313.25	0.00	5,831.09	5,831.09	1.69%	105.15	1.66%
Creeks	189,548.00	0.00	0.00	0.00	0.00%	7,458.61	-3.93%
Brownstones	92,516.00	447.62	522.81	970.43	1.05%	447.62	0.57%
Swisshelm One	242,503.04	3,220.40	1,695.60	4,916.00	2.03%	1,415.40	1.44%
Swisshelm Two	256,999.50	6,024.98	4,480.33	10,505.31	4.09%	9,176.77	0.52%
Westwood One	209,519.81	0.00	438.38	438.38	0.21%	4,232.62	-1.81%
Westwood Two	273,971.14	8,468.72	0.00	8,468.72	3.09%	5,310.84	1.15%
Riverside	583,501.95	1,125.30	7,645.26	8,770.56	1.50%	311.00	1.45%
	<u>4,139,020.75</u>	<u>47,736.22</u>	<u>38,606.49</u>	<u>86,342.71</u>	<u>2.09%</u>	<u>48,342.16</u>	<u>0.92%</u>

	A/R Balance Prior to W/O	A/R W/O @ 12/31/2025 % total A/R	A/R Balance After W/O	
<i>Balance as of December 31, 2025</i>				
Empire Apts	11,557.38	23.33%	8,861.35	\$ 15,208.26 Rents
Scattered Sites	22,603.09	18.40%	18,443.03	23,398.23 Maintenance/Damages/Move-out Charges
Wilson Apts	3,762.97	23.43%	2,881.30	<u>\$ 38,606.49</u> Total Write-offs
Total Public Housing	37,923.44	20.40%	30,185.68	
Germain Towers	5,155.76	36.16%	3,291.27	
Northway A & B	10,407.94	28.53%	7,438.67	
Eastwood	7,535.81	71.94%	2,114.31	
Al Loehr	18,815.26	30.99%	12,984.17	
Creeks	11,174.66	0.00%	11,174.66	
Brownstones	4,648.31	11.25%	4,125.50	
Swisshelm One	6,197.44	27.36%	4,501.84	
Swisshelm Two	26,513.90	16.90%	22,033.57	
Westwood One	4,474.10	9.80%	4,035.72	
Westwood Two	15,296.78	0.00%	15,296.78	
Riverside	16,643.31	45.94%	8,998.05	
	<u>164,786.71</u>		<u>126,180.22</u>	

St. Cloud HRA
Tenant Write-Off History by Property

	2025	2024	2023	2022
PUBLIC HOUSING				
Total Write-offs	24,375.16	28,895.78	64,844.62	29,626.94
Total Recoveries	16,658.06	25,839.14	10,309.93	6,582.51
Net Write-Offs (Recoveries)	7717.10	3056.64	54534.69	23044.43
Net Write-Offs as a % of Rental Revenue	0.63%	0.27%	5.12%	2.39%
GERMAIN TOWERS				
Total Write-offs	6,593.85	19,511.94	3,800.25	3,965.04
Total Recoveries	1,861.79	2,100.94	1,773.68	693.97
Net Write-Offs (Recoveries)	4732.06	17411.00	2026.57	3271.07
Net Write-Offs as a % of Rental Revenue	2.27%	8.11%	0.96%	1.69%
NORTHWAY A & B				
Total Write-offs	6,419.25	0.00	8,490.20	5,182.17
Total Recoveries	0.00	1,127.10	2,671.87	346.43
Net Write-Offs (Recoveries)	6419.25	(1127.10)	5818.33	4835.74
Net Write-Offs as a % of Rental Revenue	1.61%	-0.30%	1.66%	1.48%
EASTWOOD				
Total Write-offs	9,053.96	3,916.13	5,130.30	3,598.65
Total Recoveries	1,364.30	4,810.35	1,341.00	1,577.33
Net Write-Offs (Recoveries)	7689.66	(894.22)	3789.30	2021.32
Net Write-Offs as a % of Rental Revenue	6.19%	-0.92%	3.88%	2.11%
AL LOEHR				
Total Write-offs	5,831.09	301.08	10,254.37	5,813.21
Total Recoveries	105.15	0.00	2,915.00	45.08
Net Write-Offs (Recoveries)	5725.94	301.08	7339.37	5768.13
Net Write-Offs as a % of Rental Revenue	1.66%	0.09%	2.44%	2.02%
CREEKS				
Total Write-offs	0.00	8,393.23	1,487.22	13,335.81
Total Recoveries	7,458.61	10,205.50	6,548.06	2,803.00
Net Write-Offs (Recoveries)	(7458.61)	(1812.27)	(5060.84)	10532.81
Net Write-Offs as a % of Rental Revenue	-3.93%	-1.06%	-3.10%	6.44%

St. Cloud HRA
Tenant Write-Off History by Property

	2025	2024	2023	2022
BROWNSTONES				
Total Write-offs	970.43	0.00	0.00	0.00
Total Recoveries	447.62	0.00	0.00	0.00
Net Write-Offs (Recoveries)	522.81	0.00	0.00	0.00
Net Write-Offs as a % of Rental Revenue	0.57%	0.00%	0.00%	0.00%
SWISSHELM ONE				
Total Write-offs	4,916.00	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)	3500.60	(3270.82)	406.79	19991.17
Net Write-Offs as a % of Rental Revenue	1.44%	-1.40%	0.18%	9.43%
SWISSHELM TWO				
Total Write-offs	10,505.31	5,599.63	13,477.47	5,473.44
Total Recoveries	9,176.77	6,925.71	2,622.16	1,371.41
Net Write-Offs (Recoveries)	1328.54	(1326.08)	10855.31	4102.03
Net Write-Offs as a % of Rental Revenue	0.52%	-0.56%	5.30%	2.07%
WESTWOOD ONE				
Total Write-offs	438.38	6,941.65	5,585.69	10,792.99
Total Recoveries	4,232.62	8,403.08	6,538.70	6,571.68
Net Write-Offs (Recoveries)	(3794.24)	(1461.43)	(953.01)	4221.31
Net Write-Offs as a % of Rental Revenue	-1.81%	-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	1.15%	1.02%	0.11%	2.09%
RIVERSIDE				
Total Write-offs	8,770.56	6,825.43	7,675.59	13,853.57
Total Recoveries	311.00	2,601.90	454.63	1,662.45
Net Write-Offs (Recoveries)	8459.56	4223.53	7220.96	12191.12
Net Write-Offs as a % of Rental Revenue	1.45%	0.75%	1.37%	2.34%

AGENDA ITEM: 6

MEETING DATE: April 22, 2026

TITLE: Interfund Transfers and Loans

SUBMITTED BY: Karen Rizer, CPA Finance Director

BACKGROUND: At least annually, the Board is required to formally approve all interfund transfers and loans.

Transfers

From the Community Housing Fund:

- To the Brownstones Family Housing, LP Fund \$30,000
- To the Emergency Housing Vouchers Fund \$24,000

From the Neighborhood Stabilization Fund:

- To the Community Housing Fund \$26,469

Loans

From the Community Housing Fund:

- To the Community Development Block Grant Fund \$83,966
- To the Mainstream Vouchers Fund \$6,383

The Brownstones transfer was the remaining amount paid during 2025 for the roof project. For the Emergency Housing Vouchers Fund, the administrative fees received from HUD are not sufficient to cover the costs allocated to the program. In 2024, the Community Housing Fund paid the \$58,129 HRA's share of the cost the home at 418 Wilson Ave SE, which was not grant funded. An additional NSP loan repayment was received during 2025 and MN Housing allowed the HRA to keep those program income funds to further reduce the HRA's cost of that home.

Regarding the loans, the HRA must submit a Financial Data Schedule to HUD annually. Each reporting unit is not allowed to have negative cash. Any negative cash must be eliminated through an interfund loan. These loans are extremely temporary in nature and are repaid when the next draw from HUD is received for the respective program.

FISCAL IMPACT: Indicated above

RELATIONSHIP TO GOALS: N/A

ATTACHMENTS: None

RECOMMENDATION: Approve the interfund transfers and loans listed above as of December 31, 2025.

AGENDA ITEM: 7

MEETING DATE: April 22, 2026

TITLE: Wilson Domestic and Sanitary Pipe Replacement Project Change Order

SUBMITTED BY: Paul Soenneker, Project Manager

BACKGROUND: The domestic and sanitary pipes at Wilson Apartments are currently being replaced by Kue Contractors, Inc. in the amount of \$3,249,000.00. There has been one change order to date in the amount of \$57,826.00. Phases one through four of the project have been completed. During construction and subsequent inspections, several additional items were identified and brought to the attention of the Architect and HRA.

1. Miscellaneous patching, caulking and shower tile repair needed to be completed on phase two to address items that the city inspector noted as deficiencies during their inspection and some items that HRA staff asked to be completed. These items totaled \$7,131.00.
2. It was disclosed that the ceiling tile system on the south hallway would need to be removed and re-installed in order to remove and replace the existing pipes. Because of the age of the existing ceiling tile system and the presence of asbestos in the tiles; it was determined that it would be best to install new. Additional cost to provide a new ceiling tile system on the south hallway is \$24,109.00.
3. Miscellaneous patching, caulking and shower tile repair needed to be completed on phase three to address items that the city inspector noted as deficiencies during their inspection and some items that HRA staff asked to be completed. These items totaled \$5,152.00.
4. It was discovered that the existing piping in the first-floor handicap units is run separately to the tunnel and is not connected to the main stack piping servicing floors 2 through 7. A trench will need to be cut into the floor of the units in order to connect the piping to the main stack. In the change order request that was approved at the January meeting; the contractor provided an estimated cost of \$11,300.00 per stack. Three stacks needed this additional work for an additional estimated cost of \$33,900.00. The cost of this work for phase two was \$9,342.00 and was included in change order one. The cost of this work for phase three is \$7,381.00.
5. Miscellaneous patching, caulking and shower tile repair needed to be completed on phase four to address items that the city inspector noted as deficiencies during their inspection and some items that HRA staff asked to be completed. These items totaled \$3,729.00.

6. Additional trenching needed in phase four as per number 4 above; The cost of this work for phase four is \$9,282.00

The total of all items for change order two would be \$56,784.00.

FISCAL IMPACT: This item will be funded through Minnesota Housing under the Publicly Owned Housing Program and HUD's Capital Fund Program.

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 change order two in the total amount of \$56,784.00.

AGENDA ITEM: 8

MEETING DATE: April 22, 2026

TITLE: Managed Account Program for Copiers and Printers with Marco

SUBMITTED BY: Karen Rizer, CPA Finance Director

BACKGROUND: The HRA is under a current Managed Account Program (MAP) for copiers and printers with Marco through October 2027. When that contract was initiated in 2022, the two main copiers obtained were refurbished models, for cost savings purposes. Those two machines have between 1 million and 1.5 million copies on them, will be obsolete later this summer, and have been having a higher-than-normal amount of downtime and service calls.

Because of that and wanting to revise our copy/print allowances downward due to paperless initiatives, Marco presented a proposal that would replace our two main copiers with new copiers under the Sourcewell Government Pricing Contract and reduce our copy/print allowances.

The new contract will be for 60 months, at a rate of \$2,129.40/month.

It was not feasible to get multiple quotes as we are still under contract with Marco through October 2027. Because we are obtaining the two new copiers under the Sourcewell Government Pricing Contract and changing vendors would require us to buy out all the current equipment and pay for any removal/disposal costs, it would not be possible to obtain less expensive pricing from another vendor to replace the worn copiers at this time.

FISCAL IMPACT: An annual savings of approximately \$6,000 over the current contract.

RELATIONSHIP TO GOALS: N/A

ATTACHMENTS: None

RECOMMENDATION: Approve the new 60-month MAP contract for copiers and printers with Marco.

AGENDA ITEM: 9

MEETING DATE: April 22, 2026

TITLE: Report on Activities

SUBMITTED BY: Lori Lindberg, Executive Director

RELATIONSHIP TO GOALS: All

ATTACHMENTS: None

ACTIVITIES SUMMARY:

Rental Portfolio

Al Loehr Apartments: Rehab should be completed in both units impacted by water damage by the middle of May.

Wilson Apartments: Phase IV residents will return to their completed apartments on Thursday, April 9th and Phase V will move to the GrandStay on the same day. One resident will require an accessible unit. Twelve units will undergo modernization.

Laundry room will be under modernization during the month of August. Options for laundry service are being explored at this time, for the month when the laundry room will be unavailable to residents.

Voucher Programs

Housing Choice Voucher (HCV) and Other Local and State Funded Voucher Programs: During the month of March 2026, 6 participants in the tenant-based voucher programs ended participation. Two households voluntarily gave up their rental assistance, one household left the program due to increased income, and 3 households ended participation in voucher programs due to program violations.

On April 8, 2026 HRA staff attended the National Association of Housing and Redevelopment Officials (NAHRO) Day at the Capitol and met with MN State Senators Aric Putnam and Eric Lucero and MN State Representatives Bernie Perryman and Bryan Lawrence.

Voucher staff attended HUD's VASH Summit on April 9, 2026. This meeting included housing authority staff across the state that administer the VASH Program and the VA staff they partner with.

Voucher staff collaborated with the Central MN Family Homeless Prevention Assistance Program (FHPAP) Rental Housing Engagement Committee hosting a de-escalation training for Landlords on April 15, 2026 at the St. Cloud Police Department.

As of March 31, 2026, there were 90 Port Ins, and 57 Port Outs. Of the total of new admissions to the program, and 75% of new admissions were at or below Extremely Low-Income Limit.

Bring it Home Voucher Program: As of March 31, 2026, 10 vouchers are issued, and 2 families have been successfully moved into housing or leased in their existing unit.

Single Family Programs

CDBG Single Family Rehab Program:

There are currently 8 people on the wait list and 5 people in the eligibility process.

Applicants on the wait list have an average household income of \$42,796 and an average household size of 2. The request for repairs primarily includes windows, doors and roofs.

The HRA has received the fully executed agreement for CDBG 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.

General Updates

Staff from Salem Community Outpost (COP) House and Sgt Tad Hoeschen from the St. Cloud Police Department attended the staff meeting and provided an overview of the services provided at the COP House on Riverside Avenue. Opportunities for additional support to residents were presented.

Lori Lygre and Lori Lindberg participated with the National Association of Housing and Redevelopment Authorities where we had an opportunity to share information about the Publicly Owned Housing Program, and Bring it Home.

**Housing Department Vacancy Report
For the Month Ending March 31, 2026**

Fund: Public Housing – 291 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 3/31/26</u>
Empire	89	2.56%	1
Wilson	126	2.15%	2
Scattered Sites	76	2.73%	1

Fund: Section 8 New Construction – 162 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 3/31/26</u>
Germain	60	1.09%	1
Grace/NWB	102	1.47%	1

Fund: Tax Credit – 249 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 3/31/26</u>
Creeks	24	3.98%	1
Brownstones	12	19.54%	3
Westwood One	32	11.56%	3
Westwood Two	32	8.30%	2
Swishelm One	32	2.05%	0
Swishelm Two	32	9.38%	3
Riverside	85	7.25%	4

Fund: Affordable Housing – 82 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 3/31/26</u>
Eastwood	18	5.56%	1
Al Loehr	61	5.26%	4
Single FH	3	0.00%	0