



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

Wednesday, October 28, 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. St. Cloud HRA Board Room

AGENDA: Veterans Affairs Supportive Housing (VASH) Program Overview

Jamie Schmitz, HUD/VASH Coordinator

U.S. Department of Veterans Affairs

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

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

**St. Cloud HRA, 1225 West St. Germain Street, Board Room
Wednesday, October 28, 2026
*Immediately following 5:00 p.m. Study Session***

STUDY SESSION -- 5:00 P.M., St. Cloud HRA, Board Room AGENDA: Veterans Affairs Supportive Housing (VASH) Program Overview Jamie Schmitz, HUD/VASH Coordinator U.S. Department of Veterans Affairs
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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, September 23, 2026. REQUESTED ACTION: Approve.
4. Approval of Regular Meeting Minutes, September 23, 2026. REQUESTED ACTION: Approve.
5. Review of 2026 Financial Report. REQUESTED ACTION: None.
6. Approval of League of Minnesota Cities Liability Coverage Waiver. REQUESTED ACTION: Approve.
7. Approval of Payment Standards Effective January 1, 2027. REQUESTED ACTION: Approve.
8. Approval of Minimum Hourly Caretaker Wage Effective January 1, 2027. REQUESTED ACTION: Approve.
9. Approval of Wilson Domestic and Sanitary Pipe Replacement Project Change Order. 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. Approval of GrandStay Agreement.

11. Report on Activities.

Open Discussion:

Adjourn.

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

Wednesday, September 23, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, September 23, 2026. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, Hani Jacobson, and Carol Lewis. Commissioners absent: None.

Lori Lygre, Voucher Programs Manager, introduced Brenda Engelking, Continuum of Care (CoC) Coordinator, with the Central Minnesota CoC program. Also, in attendance from the Central Minnesota CoC program was Stephanie Gustafson, Central Minnesota CoC Priority List Manager. In attendance from the St. Cloud HRA were Stacy Fuglesten, Senior Occupancy Specialist; Emily Beckerman, Occupancy Specialist; Josh Wollak, Property Manager; and Paul Soenneker, Project Manager.

Ms. Engelking provided an overview of the Central Minnesota CoC program. Ms. Engelking explained in 1988 President Reagan signed into law the Stewart B McKinney Homeless Assistance Act, later renamed to the McKinney-Vento Homeless Assistance Act. In 1994-1995, HUD introduced the CoC to coordinate local housing and service funding. In 1996, Minnesota created CoC program regions, of which there are currently 10. The current service area, where St. Cloud HRA is located, covers 13 counties in north, central, and east central Minnesota.

Commissioner Calhoun asked Ms. Engelking if the CoC were the result of President Reagan closing the mental health institutions and their programs. Ms. Engelking said the original vision was everyone has access to permanent housing and the resources to maintain it. Commissioner Lewis added the “Vento” portion of the law was in recognition of U.S. Representative Bruce Vento out of St. Paul, MN.

Ms. Engelking explained the mission of the CoC is to develop and support maximum resources for maximum outcomes when utilizing public and private resources related to housing. The CoC works through a collaborative framework to apply to HUD for funding. The current application for funding was announced (Notice of Funding Opportunity) allowing 10 days to submit the application, which is due September 30, 2026. The announcement of the funding awards is expected on or about December 1, 2026.

Commissioner Lewis asked Ms. Engelking how people are connected with the services provided. Ms. Engelking explained typically people apply for housing through a Housing and Redevelopment Authority, or through organizations such as Lutheran Social Services or Catholic Charities. Commissioner Brodeen asked if the CoC program was filling the new Avivo Village. Ms. Engelking explained that referrals to Avivo are taken through Coordinated Entry, which is a

coordinated process used to identify eligible individuals and refer them to housing at Avivo Village.

Commissioner Calhoun asked for additional clarification to confirm if the funding is utilized across 13 counties. Ms. Engelking confirmed that the 13 counties in the CoC are in the same region as St. Cloud HRA. Ms. Engelking mentioned there are five new transitional housing projects that have applied for funding in 2026. Commissioner Lewis asked if these projects would bring more services and options to the community. Ms. Engelking confirmed these projects would expand current services and bring more service options into the area. Ms. Engelking also mentioned that with this funding round and the proposed projects, there could be bonus dollars made available which would further expand services and assistance options.

There being no further discussion, the study session ended at 5:31 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, Tami Calhoun

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

Wednesday, September 23, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, September 23, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:32 p.m.

1. Roll call was taken and the Pledge of Allegiance was spoken. Present: Scott Brodeen, Tami Calhoun, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, Hani Jacobson, and Carol Lewis. Absent: None.

Consent Agenda:

2. Approval of Agenda. Commissioner Dwyer moved items 2, 3, 4, 5 for approval; with Commissioner Lewis pulling Item 6 for discussion; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried. Approved 7-0.
3. Approval of Study Session Minutes, August 26, 2026. Approved 7-0.
4. Approval of Regular Meeting Minutes, August 26, 2026. Approved 7-0.
5. Review of 2026 Financial Reports. REQUESTED ACTION: None.
6. Approval of Empire Plumbing Stack Replacement Contract. Commissioner Lewis moved for approval; Commissioner Ibrahim seconded the motion. Commissioner Lewis asked why the lowest bid is always accepted, and how is it certain the lowest bid provides the same services. Paul Soenneker, Project Manager, explained the contract language states the lowest responsible bid would be granted in any project. Mr. Soenneker went on to explain, in this bid, Kue Contractors would be sub-contracting the work to Mid-Sota Plumbing. Commissioner Lewis asked Mr. Soenneker how it was possible the Kue Contractors bid was substantially lower than the other submitted bids. Mr. Soenneker explained that the contractor was likely willing to make less profit. Commissioner Gohman asked if these are the same contractors who are currently working on the same plumbing replacement project being completed at Wilson Apartments. Mr. Soenneker confirmed they are the same contractors. The bid submitted by Kue Contractors, Inc. in the amount of \$2,509,195 was presented for vote. All Commissioners voted in favor; the motion passed. Approved 7-0.

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:

7. Approval of Resolution 2026-12 Authorization to Apply for Additional Bring it Home Vouchers for Meeker County, an Unserved Area.
Lori Lygre, Voucher Programs Manager, explained Minnesota Housing called Ms. Lygre asking if the St. Cloud HRA would have capacity to manage 8-10 Bring It Home program vouchers in Meeker County as Meeker County had not elected to administer vouchers for the Bring It Home program. Ms. Lygre explained after considering staffing for administration of the vouchers, including issuing the vouchers, and completing the inspection of the units, it was determined there would be staff capacity. Commissioner Brodeen asked if issuing the voucher would take any additional resources. Ms. Lygre explained the Occupancy Specialists would have capacity, and the inspectors discussed coordinating amongst themselves to cover the additional inspections for Bring it Home. Commissioner Ibrahim commented that to have Minnesota Housing call and make such a request of the St. Cloud HRA was testament to the incredible work being completed by the St. Cloud HRA. Commissioner Dwyer moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.
8. Approval of Section 3 Plan.
Lori Lindberg, Executive Director, explained that Section 3 is a Federal requirement for a Public Housing Authority (PHAs) to receive federal funding. Ms. Lindberg explained it can be challenging for PHA's to meet the Section 3 requirements. Paul Soenneker, Project Manager, and Ms. Lindberg recently updated the Section 3 Plan. Ms. Lindberg gave examples within the Section 3 Plan of collaboration and noted that within the plan the St. Cloud HRA collaborates with St. Cloud Technical and Community College (SCTCC) through a mutual sharing agreement to advertise opportunities available to residents of Public Housing. Ms. Lindberg also pointed out, that Stacy Schmitz, Administrative Services Manager, holds a seat on the Memo of Understanding (MOU) Committee at Career Solutions which also fulfills requirements of the Section 3 Plan and is another partner in the effort to expand economic self-sufficiency opportunities for employment and education to participants in Public Housing and HRA programs. Mr. Soenneker works with all contractors on the HRA's capital and construction projects to meet Section 3 requirements. Commissioner Lewis asked if the focus is on employment. Ms. Lindberg stated the focus is on employment opportunities which would include opportunities such as internships and apprenticeships. Commissioner Calhoun said she understood how contractors fulfill the obligation; however, she was asking if Public Housing Authorities (PHAs) have staff who meet Section 3 requirements. Ms. Lindberg explained PHAs administer the plans and document all efforts and then provide the results to the federal government. Commissioner Gohman asked if the contract outlines the regulations for the contractors. Mr. Soenneker confirmed the contracts do outline the regulations and while a contractor is not required to be a Section 3 Certified

Contractor they are required to comply with the regulations and agree to document their compliance as a condition of the contract. Commissioner Lewis asked if the contractors hire people who are homeless. Paul and Lori said that was unknown. Commissioner Lewis moved for approval; Commissioner Calhoun seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

9. Public Hearing and Approval of FY 2027 Public Housing Agency Plan (PHA Plan) and Capital Fund Program and Five-Year Action Plan

Ms. Lindberg explained that the PHA Plan is required for all Public Housing Authorities to receive annual funding. She provided an overview of the components that were being revised for the plan year which included the FY 2027 Public Housing Agency Plan (PHA Plan) and the Capital Fund Program and Five-Year Action Plan as well as policy changes that are incorporated into the Admissions and Continued Occupancy Policy and Administrative Plan. Commissioner Gohman asked if there were any comments from the community on the PHA Plan documents. Ms. Lindberg noted that no one from the public was present and there were no questions or comments on the revisions to the plan.

Ms. Lindberg provided an overview of the Capital Fund Program and Five-Year Action Plan stating that capital projects planned for the coming year must be approved as part of the PHA Plan process. Annually the Action Plan is prepared with necessary adjustments to the 5-year Action Plan. Commissioner Lewis asked if the plans are on a 5-year schedule. Ms. Lindberg explained the Capital Fund is updated on a rolling basis and is updated annually as part of managing the Capital Fund Program.

Ms. Lindberg continued by introducing Josh Wollack, Property Manager, to provide an overview of the policy changes outlined in the ACOP, and Lori Lygre, Voucher Program Manager, to present the policy changes outlined in the Admin Plan.

Ms. Lindberg stated that Josh Wollack manages all the scattered site housing units and assisted in amending the ACOP which will go into effect January 1, 2027. Mr. Wollack explained the ACOP updates take into consideration the upcoming HOTMA regulation changes effective 01/01/2027. This regulation is meant to reduce administrative work, amend how income and rent calculations are figured, makes changes to rental assistance calculations, and provide for additional changes that address requirements such as the Violence Against Women Act (VAWA). Commissioner Dwyer asked if it was correct that assistance animals would no longer be allowed in public housing. Mr. Wollack responded that assistance animals will be allowed. Mr. Wollack explained that some changes to the ACOP were to make a clearer distinction between a pet, Emotional Support Animal, and a certified Service Animal. Commissioner Calhoun asked if they were referencing pets. Mr. Wollack explained there are categories for how animals are defined in the ACOP. Commissioner Lewis inquired whether the changes referred to an animal having been trained. Mr. Wollack responded that the animal does not necessarily need to be trained to be allowed under the agreement. Commissioner Lewis asked if all

animals are accepted. Mr. Wollack summarized the Animal Policy noting that it allows for some leeway on the type of pet, although to approve of the animal, there are specific considerations made including the safety of residents. Commissioner Calhoun asked whether it is a resident's choice to have an animal certified as an assistance animal. Mr. Wollack stated it is recommended that for an assistance animal that the tenant obtains a letter from a professional certifying the animal is needed for that purpose. Commissioner Gohman asked whether an exotic animal would be approved. Commissioner Dwyer stated that generally an exotic animal would not be approved for certification as an assistance animal.

Ms. Lindberg introduced Lori Lygre, Voucher Programs Manager, who manages all the voucher programs and led the work to amend the Admin Plan which outlines how the HRA administers rental assistance programs. Ms. Lygre explained there are many overlaps between the ACOP and the Admin Plan. The HRA is moving away from a lottery selection system and through the Yardi software is using a process called Save my Spot, which allows the waiting list to more easily be updated through a more automated process. Additionally, Ms. Lygre announced the Emergency Housing Voucher (EHV) Program end date is December 31, 2026. Commissioner Lewis asked whether the program is being replaced in any capacity. Ms. Lygre explained those utilizing the program will be migrated to Tenant Protection Vouchers provided by the U.S. Department of Housing and Urban Development (HUD). HUD is providing vouchers to be issued to existing participants which will allow them to remain living in their unit and receive rental assistance. Commissioner Lewis asked if the replacement program will have the same focus. Ms. Lygre said that while the EHV program is sunsetting, the replacement vouchers will be similar to the rental assistance provided by HCV. Commissioner Jacobson asked how voucher holders will be affected by this program loss. Ms. Lygre explained approximately 30 voucher holders will be affected.

Chair Gohman opened the Public Hearing and no one spoke. The public hearing was closed.

- A. Approval of Resolution 2026-13 Public Housing Agency (PHA) Plan-Commissioner Calhoun moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.
 - B. Approval of Resolution 2026-14 Capital Fund Program and Five-Year Action Plan-Commissioner Dwyer moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.
10. Approval of Correction of Previously Approved Minutes from January 28, 2026, Annual Meeting. REQUESTED ACTION: Approve. Ms. Lindberg explained there is an error in the Audit Committee assignment noted in the Annual Meeting minutes of January 28, 2026. The minutes stated the Audit Committee members were Commissioners Dvorak, Dwyer, and Ibrahim. However, Commissioner Dwyer was not elected a member of the

Audit committee; rather Commissioner Calhoun was elected to the Audit Committee. As of January 28, 2026, the Audit Committee should have reflected Commissioners Dvorak, Calhoun, and Ibrahim.

Commissioner Lewis moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

11. Report on Activities.

Ms. Lindberg provided an overview of a presentation given by Dreamliner Estates who recently presented their project which provides an opportunity to purchase a single-family home. This presentation was given to various HRA staff members who work with participants and tenants that may be ready to transition to homeownership. The single-family homeownership opportunity is currently available in St. Cloud and the Dreamliner team mentioned that they also had down payment assistance that was awarded to them by Minnesota Housing. Commissioner Brodeen commented he understood Dreamliner Estates is providing market rate units. Ms. Lindberg confirmed Dreamliner Estates provides market rate units; however, they were awarded downpayment assistance funding from Minnesota Housing to help with the purchase of a single-family home. Commissioner Ibrahim stated all funding assistance requires qualifications to be met for the down payment assistance to be provided.

Ms. Lindberg stated that all staff members have completed the Ethics for Housers training provided by NAHRO.

Ms. Lindberg provided an update on Wilson Apartments noting that the project was scheduled to wrap up Phase 10, on October 8, 2026. Ms. Lindberg also reported they had recently heard from the GrandStay hotel that they were pleased with the outcome of the temporary housing arrangement. They also provided comments on how impressed with the professionalism of Matt Wilson, Property Manager-Wilson Apartments.

Commissioner Calhoun commented that she is a member of the committee working on the up-coming mural(s) being curated around the community and she was pleased to hear the HRA is participating in providing a space for a mural to be painted. Commissioner Lewis commented she was pleased the St. Cloud HRA is being represented on the committee.

Ms. Lindberg reported that safety assessments were in process at all HRA facilities.

Ms. Lindberg noted that Sargent Hoeschen, SCPD, conducted a safety presentation for the residents of Riverside Apartments and included several members of the SCPD were also in attendance. The session was well attended by residents and well received.

Lori Lygre, Voucher Programs Manager, reported issuing vouchers under the Bring it Home Program (BIH) continues to be a focus for the voucher team. She noted that 40

BIH vouchers were issued in 1-week, with the goal to have 50 vouchers issued by September 30, 2026. She also mentioned that staff have been re-organized to further prioritize issuing BIH vouchers to meet program goals by November 30, 2026. Ms. Lygre mentioned that Minnesota Housing has commented that they're pleased with the HRA's BIH Program progress.

Ms. Lindberg mentioned that the Notice of Funding Opportunity (NOFO) was announced, and applications were accepted with an extremely short deadline. It is anticipated that the HRA will be made aware of funding awards sometime in early December 2026.

Ms. Lindberg reviewed the vacancy report and noted that there has been an increase in the number of vacant units and went on to say that a new staff member has recently been hired and trained in the intake process, and changes are being made which are helping move applications through, and several units had been filled that week.

Commissioner Gohman commented that the Port Out numbers for the HCV program seemed to really drop for the month. Ms. Lygre stated the number reported in the previous report had been transposed in a reporting error. The errors have been corrected.

Commissioner Jacobson asked whether the waiting lists are still being utilized to issue housing vouchers. Ms. Lygre explained the waiting lists process had migrated to utilization of a new tool called Save My Spot which means that once an applicant creates an account in the portal the applicant is then communicated with via emails, the portal, or by receiving letters when updates to the waiting list are being done to ensure that the applicant wants to save their spot. Commissioner Jacobson asked if applicants are telephoned. Ms. Lygre stated calls are not made to applicants. Commissioner Jacobson asked if applicants could make an appointment. Ms. Lygre stated it is best and preferred an applicant to make an appointment to work with an Occupancy Specialist.

Open Discussion: None.

Adjourned at 6:24 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, Tami Calhoun

AGENDA ITEM: 5

MEETING DATE: October 28, 2026

TITLE: 2026 Financial Reports

SUBMITTED BY: Karen Rizer, CPA Finance Director

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.

ATTACHMENTS: Financial Reports

REQUESTED ACTION: None, for information only

Housing Choice Voucher

Period = Jan 2026-Aug 2026

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
GRANT INCOME				
Federal HAP Earned	6,431,882	6,133,333	298,549	5
Federal Admin. Fee Income	873,426	998,667	(125,241)	-13
Port-In Admin Fees Earned	47,724	53,333	(5,610)	-11
Port In HAP Earned	836,139	850,000	(13,861)	-2
TOTAL GRANT INCOME	8,189,171	8,035,333	153,837	2
OTHER INCOME	32,124	33,333	(1,209)	-4
TOTAL INCOME	8,221,295	8,068,666	152,629	2
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries and Benefits	587,670	608,000	20,330	3
COCC Fees - Mgmt, Acctg, Intake	267,664	280,000	12,336	4
Legal Expense	5,334	10,667	5,333	50
Auditing Fees	11,962	13,000	1,038	8
Port Out Admin Fee Paid	34,724	23,333	(11,391)	-49
Other Admin Expenses	112,747	113,333	586	1
TOTAL ADMINISTRATIVE EXPENSES	1,020,101	1,048,333	28,232	3
TENANT SERVICES EXPENSES	215	-	(215)	N/A
UTILITY EXPENSES				
Water	103	133	31	23
Sewer/Stormwater	139	133	(5)	-4
Electricity	2,738	2,800	62	2
Gas	909	800	(109)	-14
Street Light Utilities	14	-	(14)	N/A
TOTAL UTILITY EXPENSES	3,902	3,867	(35)	-1
MAINTENANCE AND OPERATIONAL EXPENSES	9,202	23,333	14,131	61
GENERAL EXPENSES				
Insurance	12,446	12,000	(446)	-4
Bad Debt	479	3,500	3,021	86
Protective Services	226	1,333	1,107	83
TOTAL GENERAL EXPENSES	13,151	16,833	3,682	22
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	6,582,076	6,463,333	(118,743)	-2
Tenant Utility Payments-Voucher	39,226	46,667	7,441	16
Port Out HAP Payments	672,038	466,667	(205,371)	-44
FSS Escrow Payments	646	6,667	6,021	90
TOTAL HOUSING ASSISTANCE PAYMENTS	7,293,986	6,983,333	(310,653)	-4
TOTAL EXPENSES	8,340,557	8,075,699	(264,858)	-3
NET INCOME	(119,262)	(7,033)	(112,229)	

The current loss is due to lower than expected proration on HUD administration fees and having to attrition the vouchers issued down due to not having sufficient HAP funding to maintain prior year leasing numbers. (Admin fees are paid per voucher leased, so if vouchers leased are lower, admin fees are lower.) Prior year proration was 88.7% and HUD is currently paying 2026 at 85.2% proration, a 4% reduction. Currently, a net loss of approximately \$50,000 is projected for the year, which will be covered by administrative reserves.

Central Office Cost Center

Period = Jan 2026-Aug 2026

	YTD Actual	YTD Budget	Variance	% Var
INCOME				
TAX LEVY	391,097	390,000	1,097	0 %
FEE INCOME	1,087,873	1,113,333	(25,460)	-2
OTHER INCOME	21,477	11,333	10,144	90
TOTAL INCOME	1,500,447	1,514,667	(14,220)	-1
EXPENSES				
ADMINISTRATIVE EXPENSES				
Administrative Salaries and Benefits	1,200,360	1,254,667	54,306	4
Legal Expense	16,213	10,000	(6,213)	-62
Auditing Fees	5,420	7,000	1,580	23
Other Admin Expenses	134,270	133,333	(936)	-1
TOTAL ADMINISTRATIVE EXPENSES	1,356,262	1,405,000	48,738	3
TENANT SERVICES EXPENSES	265	-	(265)	N/A
UTILITY EXPENSES				
Water	126	133	7	5
Sewer/Stormwater	192	233	42	18
Electricity	3,356	3,467	111	3
Gas	1,104	1,101	(3)	0
Street Light Utilities	67	100	33	33
TOTAL UTILITY EXPENSES	4,846	5,034	189	4
MAINTENANCE AND OPERATIONAL EXPENSES	110,213	100,000	(10,213)	-10
GENERAL EXPENSES				
Insurance	29,317	25,000	(4,317)	-17
Protective Services	260	-	(260)	N/A
TOTAL GENERAL EXPENSES	29,576	25,000	(4,576)	-18
TOTAL EXPENSES	1,501,162	1,535,034	33,873	2
NET INCOME	(715)	(20,367)	301,319	

Community Development Block Grant

Period = Jan 2026-Aug 2026

Year to Date	
INCOME	
GRANT INCOME	
Other Government Grants-Federal	95,439
TOTAL GRANT INCOME	95,439
TOTAL INCOME	95,439
EXPENSES	
ADMINISTRATIVE EXPENSES	
Administrative Salaries and Benefits	21,401
Legal Expense	279
Auditing Fees	1,648
Other Admin Expenses	1,821
TOTAL ADMINISTRATIVE EXPENSES	25,149
NEIGHBORHOODS EXPENSES	
Title and Recording Fees	796
Lead Fees	4,735
Rehab Loans	160,437
TOTAL NEIGHBORHOODS EXPENSES	165,968
CASH/BUDGET ITEMS	
Loan Repayment	(95,678)
TOTAL CASH/BUDGET ITEMS	(95,678)
TOTAL EXPENSES	95,439
NET INCOME	-

Neighborhood Programs

Period = Jan 2026-Aug 2026

	Year to Date
INCOME	
GRANT INCOME	
Other Government Grants - State	102,000
TOTAL GRANT INCOME	102,000
FEE INCOME	25,725
OTHER INCOME	62,663
TOTAL INCOME	190,388
EXPENSES	
ADMINISTRATIVE EXPENSES	
Administrative Salaries and Benefits	5,582
Legal Expense	1,496
Auditing Fees	1,566
Other Admin Expenses	4,056
TOTAL ADMINISTRATIVE EXPENSES	12,700
TENANT SERVICES EXPENSES	20
UTILITY EXPENSES	
Water	10
Sewer/Stormwater	481
Electricity	254
Gas	83
Street Light Utilities	1,670
TOTAL UTILITY EXPENSES	2,498
MAINTENANCE AND OPERATIONAL EXPE	5,952
GENERAL EXPENSES	
Insurance	1,863
Protective Services	20
TOTAL GENERAL EXPENSES	1,883
NEIGHBORHOODS EXPENSES	
Title and Recording Fees	447
Lead Fees	550
Rehab Loans	118,710
TOTAL NEIGHBORHOODS EXPENSES	119,707
CASH/BUDGET ITEMS	
Capital Assets	169,727 A
TOTAL CASH/BUDGET ITEMS	169,727
TOTAL EXPENSES	312,485
NET INCOME	(122,097)

A - Construction of 152 19th Ave N

Community Housing Fund

Period = Jan 2026-Aug 2026

Year to Date	
INCOME	
OTHER INCOME	20,624
TOTAL INCOME	20,624
EXPENSES	
ADMINISTRATIVE EXPENSES	
Auditing Fees	920
TOTAL ADMINISTRATIVE EXPENSES	920
NON-OPERATING ITEMS	
Operating Transfers OUT	225,000 A
TOTAL NON-OPERATING ITEMS	225,000
TOTAL EXPENSES	225,920
NET INCOME	(205,296)

A - Budgeted transfer to Swisshelm 2

AGENDA ITEM: 6

MEETING DATE: October 28, 2026

TITLE: Approval of League of Minnesota Cities Liability Coverage Waiver of Statutory Tort Liability Limits

SUBMITTED BY: Lori Lindberg, Executive Director

BACKGROUND: The League of Minnesota Cities requires that members who obtain liability coverage from the League of Minnesota Cities Insurance Trust decide if they would like to waive the statutory tort liability limits to the extent of the coverage purchased as established by Minnesota Statute 466.04. When an entity chooses to waive this, they reduce their premiums by 3.5% and their liability would be capped at the applicable statutory limit. The statutory caps are in place to protect the resources of the municipality and not for the benefit of the insurer.

FISCAL IMPACT: 3.5% savings on liability premium coverage

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: League of Minnesota Cities Insurance Trust Liability of Coverage Waiver Form

REQUESTED ACTION: Approve Signing of League of Minnesota Cities Insurance Trust Liability of Coverage Waiver Form

**League of Minnesota Cities Insurance Trust
Liability Coverage Waiver Form**

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Use the submit button below, otherwise, print and email to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Select one of the options below.

- ☐ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#)
- ☐ The member **WAIVES** monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT

LMCIT Member Name: _____

Date of member's governing body meeting: _____

Name and title of person completing this form: _____

Signature of person completing this form: _____

SUBMIT

AGENDA ITEM: 7

MEETING DATE: October 28, 2026

TITLE: Payment Standards effective January 1, 2027

SUBMITTED BY: Lori Lygre, Voucher Programs Manager

BACKGROUND: The U.S Department of Housing and Urban Development has published the new Fair Market Rent (FMR). The payment standard for the Housing Choice Voucher (HCV) program is required to be between 90 to 110 percent of the FMR. The payment standard for each unit size is for the monthly rent plus utilities that the resident would be responsible for.

At this time, we do not recommend increases to the payment standards for 2027. Listed below are the current payment standards, which are within the published range and recommended for 2027. HRA staff anticipates funding for the voucher program to remain the same or decrease in 2027.

Housing Choice Voucher Program (Section 8)
including Special Purpose Vouchers

City of St. Cloud/Benton County	Current
0 bedroom	\$941.00
1 bedroom	\$971.00
2 bedroom	\$1242.00
3 bedroom	\$1646.00
4 bedroom	\$1957.00
5 bedroom	\$2250.00
6 bedroom	\$2543.00
7 bedroom	\$2837.00

Sherburne and Wright Counties	Current
0 bedroom	\$1174.00
1 bedroom	\$1360.00
2 bedroom	\$1663.00
3 bedroom	\$2243.00
4 bedroom	\$2540.00
5 bedroom	\$2921.00
6 bedroom	\$3221.00
7 bedroom	\$3593.00

FISCAL IMPACT: The HCV budget would absorb any increases in costs.

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: None

FUTURE ACTION: None anticipated.

REQUESTED ACTION: Approve maintaining the current Payment Standard amounts for 2027.

AGENDA ITEM: 8

MEETING DATE: October 28, 2026

TITLE: Minimum Hourly Caretaker Wage Effective January 1, 2027

SUBMITTED BY: Karen Rizer, CPA Finance Director

BACKGROUND: The minimum hourly caretaker wage has been \$19.00/hour since January 1, 2025. Management is recommending raising it to \$19.50/hour, effective January 1, 2027.

FISCAL IMPACT: Approximately \$1,200 for 2027, spread across all the properties with caretakers.

RELATIONSHIP TO GOALS: N/A

ATTACHMENTS: None

REQUESTED ACTION: Approve raising the minimum hourly caretaker wage to \$19.50/hour, effective January 1, 2027

AGENDA ITEM: 9

MEETING DATE: October 28, 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 have been three change orders to date in the amount of \$170,781.00. Phases one through ten 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. It was discovered that the back side of the showers on the south wing of the building were packed with asbestos. Additional asbestos fireproofing was also found in the plumbing shafts on floors 2 and 5 of the south wing of the building. Additional cost to remove asbestos on phase 8 is \$11,799.00
2. It was discovered that the back side of the showers on the south wing of the building were packed with asbestos. Additional asbestos fireproofing was also found in the plumbing shafts on floors 2 and 5 of the south wing of the building. Additional cost to remove asbestos on phase 9 is \$11,799.00
3. The interior wall in the Property Managers office needed to be opened up to access piping in the wall. The piping was being re-routed, so there was an opening that would allow for a door to be installed instead of drywalling the wall. The HRA had the St. Cloud Police Department conduct a safety assessment of the property managers office & they recommended that we install another door in that space to allow the property manager an escape route if needed. Because the Contractor already has the wall open it made the most sense to have them install a door in this space. Additional cost to frame opening and install new door is \$4,383.00
4. The safety assessment that was completed by the Police Department recommended that bollards be installed along the front entrance of the building. Because the concrete at the front of the building is being removed in order to install the sewer pipe; it provided the best opportunity to install the bollards. Additional cost to provide bollards \$14,524.00
5. It was discovered that the back side of the showers on the south wing of the building were packed with asbestos. Additional asbestos fireproofing was also found in the plumbing shafts

on floors 2 and 5 of the south wing of the building. Additional cost to remove asbestos on phase 10 is \$11,799.00

6. The original plans and specifications for the project called for a new sanitary manhole to be installed in 3rd Ave. NE. After City Staff reviewed the civil drawings they did not want the sanitary manhole replaced, but wanted the new sewer piping to be connected to the existing sanitary manhole. This required additional excavating, core drilling, curb, concrete and asphalt replacement. Additional cost to meet city requirements \$26,448.00

7. Miscellaneous patching, caulking and shower tile repair needed to be completed on phase 8 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 \$4,298.00.

8. Miscellaneous patching, caulking and shower tile repair needed to be completed on phase 9 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 \$4,228.00.

9. Miscellaneous patching, caulking and shower tile repair needed to be completed on phase 10 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 \$4,120.00.

The total of all items for change order four would be \$93,398.00.

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 four in the total amount of \$93,398.00.

AGENDA ITEM: 10

MEETING DATE: October 28, 2026

TITLE: GrandStay Hotel Lodging Agreement

SUBMITTED BY: Lori Lindberg, Executive Director

BACKGROUND: The Housing and Redevelopment Authority of St. Cloud, MN, must provide temporary housing relocation benefits to 89 residents of Empire Apartments. Each resident will be required to temporarily relocate for approximately 30 days sometime between January 2027 and October 2027. 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.

FISCAL IMPACT: This contract 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: GrandStay Hotel Lodging Agreement

REQUESTED ACTION: Approve Signing of GrandStay Hotel Lodging Agreement



GrandStay Hotel Lodging Agreement

This Agreement ("**Agreement**") is entered into on November ____, 2026 by and between Regal Hospitality LLC, 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 Empire 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 ____, __ 202X, and shall continue for a period of 11 months, ending on ____, __, 202X, unless terminated earlier as provided in this Agreement. In the event that St. Cloud HRA becomes notified that the work being performed at Empire Apartments, located at 54 4th Ave N, St Cloud, MN 56303 , 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 Empire 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 up to 18 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.

Regal Hospitality , LLC

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

St Cloud HRA

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

EXHIBIT A

The following outlines the cost to replace items that may be damaged beyond repair due to guest, prohibited smoking in room 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
Prohibited Smoking in Room-cleaning fee	\$150 per occurrence
Misc	TBD actual

Extended Stay Guest Policy-Entered into between the GrandStay Residential Suites and Resident

Please review the following rules and guidelines for all guests of the GrandStay Residential Suites of St Cloud, MN. By signing, you agree to the terms below.

1. It is mandatory that housekeeping enters each room once per week, between the hours of 9am to 3pm. This will be arranged at check-in.
2. All guest vehicles need to be registered at the front desk and included on the guest registration card.
3. There will be no smoking in the room. This includes cigarettes, e-cigarettes, marijuana or any illegal drug. Damage charges will apply.
4. Packages can be delivered to the hotel, but no personal mail.
5. A maximum of one pet is allowed per room. A separate pet agreement must be signed by each tenant wishing to bring a pet.

6. Guests of the tenant must follow hotel rules and are not allowed to stay overnight without prior approval.
7. Guests of the tenant are not allowed to use the pool (unless approved and registered at the front desk)
8. No candles or incense are allowed to be used in guestrooms.

Please remember that these rules are in place to provide a pleasant stay for everyone. We hope that you enjoy your stay.

Thank you for your cooperation.

Guest Signature _____ Date _____

Adults in Room	Children in Room (under 18)

AGENDA ITEM: 11

MEETING DATE: October 28, 2026

TITLE: Report on Activities

SUBMITTED BY: Lori Lindberg, Executive Director

RELATIONSHIP TO GOALS: All

ATTACHMENTS: None

ACTIVITIES SUMMARY:

Community Engagement

Minnesota CDFI Coalition 2026 Conference: On October 2, 2026, Stacy Schmitz, Administrative Services Manager, attended the 2nd annual CDFI conference at River's Edge Convention Center.

Rental Portfolio

Wilson Apartments

Phase 10 moved back to Wilson Apartments on October 8, 2026. Phase 10 is the final phase of the project. There were 12 units impacted by Phase 10. One of the 12 units is currently vacant. Of the eleven residents relocated during Phase 10, one resident required an accessible unit, and 2 residents utilized transportation provided through relocation benefits. One of the eleven residents relocated during Phase 10 chose to stay with family and the remaining 10 residents relocated to the GrandStay.

Phase 10 impacts the first floor, including the manager's office. All work on the project is expected to be completed in the first week of November, and any unit utilized for relocation will be returned to available status.

Voucher Programs:

Housing Choice Voucher (HCV) and Other Local and State Funded Voucher Programs:

During the month of September 2026, 9 participants in the tenant-based voucher programs ended participation. One voucher holder passed away, one household voluntarily gave up their rental assistance, 3 households were searching for housing and their vouchers expired, 1 experienced a sustained increase in income, and 3 ended participation due to program violations.

As of September 30, 2026, there were 96 Port Ins and 70 Port Outs.

In an assessment of program admissions, 77% of households admitted to the Housing Choice Voucher Program in 2026 were at or below the extremely low-income limit. This will be closely monitored for the duration of 2026.

Outreach and Community Engagement

HRA staff attended Project Connect in Big Lake on October 15, 2026, and Project Connect in Big Lake on October 27, 2026. Over 540 people attended this event. Attendees received a variety of items including coats, shoes, clothing and personal care products. Additionally, haircuts were made available as well. HRA staff engaged directly with over 140 people providing information on housing programs and handed out personal hygiene care packages.

Bring it Home Voucher Program:

As of September 30, 2026, 20 vouchers are issued, and 25 families have been successfully moved into housing or leased in their existing unit.

On September 24, 2026, the HRA leadership team decided to withdraw our application to serve Meeker County due to their expressed interest in serving that area.

HUD Continuum of Care (CoC):

The HRA applied for funding under the 2026 Notice of Funding Opportunity for HUD CoC Rental Assistance. HUD is prioritizing Transitional Housing programs rather than Rapid-Rehousing (RRH) programs. Lutheran Social Services (LSS) has experience administering Transitional Housing programs and after consultation with the CoC it was determined that LSS would be the best applicant for the DV RRH reallocation.

Single Family Programs

CDBG:

Projects in Construction Stage: 7

Projects out for Bid: 4

Fix Up

There is \$206,708.13 left in Fix Up funds. There are currently 5 in process (all 5 also have CDBG loans). We anticipate that the 3 projects currently out for bid will also be using Fix Up funds to complete their projects.

**Housing Department Vacancy Report
For the Month Ending September 30, 2026**

Fund: Public Housing – 291 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 9/30/26</u>
Empire	89	1.34%	1
Wilson	126	2.37%	1*
Scattered Sites	76	1.44%	1

Fund: Section 8 New Construction – 162 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 9/30/26</u>
Germain	60	0.99%	0
Grace/NWB	102	1.78%	3

Fund: Tax Credit – 249 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 9/30/26</u>
Creeks	24	6.94%	3
Brownstones	12	12.63%	0
Westwood One	32	4.61%	0
Westwood Two	32	6.42%	3
Swisshelm One	32	6.69%	2
Swisshelm Two	32	9.83%	4
Riverside	85	6.91%	8

Fund: Affordable Housing – 82 Units

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 9/30/26</u>
Eastwood	18	1.95%	0
Al Loehr	61	9.51%	5
Single FH	3	0.00%	0

*vacancies at Wilson include those put in vacant for modernization status for use during relocation