

HOUSING & REDEVELOPMENT AUTHORITY OF CLAY COUNTY
Regular Meeting of May 16, 2024

BOARD MEMBERS PRESENT:

Tia Braseth, Anthony Dillard, Bethany Peterson; and Clay County Commission Liaison, Paul Krabbenhoft.

MEMBERS ABSENT:

Cecil Johnson and Greg Lemke

STAFF PRESENT:

Dawn Bacon, Bobbi Jo Stanfill, and Jill Cossette.

9:35 A.M. REGULAR MEETING CALLED TO ORDER:

AGENDA:

A motion was made by Commissioner Dillard to approve the agenda. Commissioner Peterson seconded the motion and it carried unanimously.

MINUTES FROM APRIL 18, 2024, REGULAR MEETING:

A motion was made by Commissioner Dillard to approve the April 18, 2024, regular minutes. Commissioner Peterson seconded the motion and it carried unanimously.

CITIZENS TO BE HEARD:

None

TREASURER REPORT:

A motion was made by Commissioner Dillard to table the Treasurer Report until the June 20, 2024, meeting, Commissioner Peterson seconded the motion and it carried unanimously.

PROJECT UPDATES

Deputy Director Bacon provided project updates. Chair Braseth requested the property addresses to be added to the project updates for future meetings.

Houge Estates

Houge Estates is a 60-unit apartment building located in Dilworth. All units are one-bedrooms (about 650 sq. ft.), and residents must have a disabling condition or be 62 or older to reside there. Residents pay 30% of their income towards their rent and utilities. The remainder of the rent is subsidized by HUD through a Housing Assistance Payment (HAP) contract with HUD.

It was built in 1981 and is owned by the Elderly Housing Corporation of Clay County (EHC), a 501(c)(3) non-profit. The non-profit was created by the HRA to develop this project. The HRA has managed the EHC and Houge Estates since their inceptions.

The HRA offices were located at Houge Estates from 1981 until the early 1990s. From 2002 until 2015 assisted living services were available in the building through a third-party provider. The provider continuously lost money providing services in the building and had to withdraw. We could not find any other providers willing to replace them.

The building received a minor renovation in 2013 (primarily windows and kitchens) which was funded with a deferred loan from the Minnesota Housing Finance Agency through the Rental Rehabilitation Deferred Loan program.

Over the years, the composition of the building has shifted from primarily elderly to primarily younger disabled individuals. The Houge Estates Service Coordinator is housed at this location.

Clay County SAHA funds were awarded to update the security cameras at the property. Staff is in the process of getting bids. No bids will be awarded until the contracts for the Agassiz Apartments improvements are finalized.

As of May 1, there are 7 vacant units and a lease term for the end of the month. Due to two staff on leave, we have not processed new applicants. There are 80 households on the waiting list. The waiting list is currently closed.

Agassiz Apartments

Agassiz Apartments is a 12-unit apartment building located in Ulen. Eleven of the units are one-bedrooms (about 650 sq. ft.) and one is a 2-bedroom, and residents must have a disabling condition or be 62 or older to reside there. Residents pay 30% of their income towards their rent and utilities. The remainder of the rent is subsidized by HUD through a Housing Assistance Payment (HAP) contract with HUD.

It was built in 1978 with a loan subsidized through USDA Rural Development. It is owned and operated by the HRA. The building received a minor renovation in 2013 (primarily windows and kitchens) which was funded with a deferred loan from the Minnesota Housing Finance Agency through the Rental Rehabilitation Deferred Loan program.

Over the years, the composition of the building has shifted from primarily elderly to about half elderly and half disabled. The building was inspected by HUD REAC on November 9 and received a score of 64. 60 is the minimum score to pass the inspection. It had a Management and Occupancy Review in March and scored Satisfactory.

Agassiz will be getting a new roof this summer with the SAHA award from Clay County used to pay for it. Bids for security upgrades are being collected as well. We hope to award that contract within the next month.

As of May 1, there are no vacancies and 15 applicants on the waiting list. The waiting list is currently closed.

Clay County Affordable Housing LLC/Boyer Apartments

The Clay County Affordable Housing units are in Dilworth, Ulen, and Hawley; and include the Boyer Apartments in Moorhead. The CCAH units are composed of twelve duplexes located in neighborhood settings. The Dilworth and Ulen units were constructed in 1979 as Public Housing. The Hawley units were constructed in 1981 as Public Housing. Twenty-one units are 3-bedrooms and three are four-bedrooms.

CCAH units were operated by the HRA as Public Housing units until January 1, 2019, when the HRA “disposed” of its Public Housing units by “selling” them to the CCAH LLC, which is a non-profit LLC with the HRA as its sole member. The HRA opted to reposition its public housing and receive replacement Housing Choice Vouchers for the units. Maintaining the units as public housing was not financially viable. The HRA then transferred its public housing PROGRAM to the Moorhead Public Housing Agency on July 1, 2020. This was essentially the transfer of future funding streams from HUD since there was no property remaining.

The Boyer Apartments are two 4-unit buildings that are adjacent to each other and contain a total of seven 2-bedroom units and one 1-bedroom unit. They were built in 1975 and 1976. The HRA purchased Boyer Apartments in 2006. The HRA received over \$100,000 in funding from the local adult mental health initiative (BCOW) to assist with the initial purchase and operations. The buildings were rehabilitated in 2008 with HOME funding.

The HRA and CCAH Boards approved the sale of the Boyer Apartments to the CCAH at the time of the Fieldcrest Townhomes loan closing when it was released as collateral.

There are no outstanding debts on these buildings.

As of May 1, there are 3 vacant units. Openings are in Ulen (2), and Hawley (1). Staff are finalizing eligibility for 3 applicants. There are 11 additional households on the waiting list. The waiting list only opens when there are vacancies.

There is no specific subsidy tied to these units. Residents of these units receive a preference for a Housing Choice Voucher if their family size fits the available unit.

Fieldcrest Townhomes

In January 2017, the HRA purchased Fieldcrest Townhomes when it exercised a Right of First Refusal when the prior owner decided to sell the development. It was in poor condition. The HRA paid \$2 million for the 40-unit townhome development in south Moorhead. There are 20 2-bedroom and 20 3-bedroom units. There are twenty detached garages as well.

Residents pay 30% of their income towards their rent and utilities. The remainder of the rent is subsidized by HUD through a Housing Assistance Payment (HAP) contract with HUD. This contract dated back to 1980 when the building was initially constructed. The rents were suppressed, and there was significant deferred maintenance on the property. The contract expired in December 2020, and rents were raised to market levels.

Fieldcrest was approved for \$1M in funding through the FHLB of Des Moines and over \$7M from Minnesota Housing. The HRA “sold” the development to Fieldcrest Townhomes LLC on April 15, 2022. The LLC is a non-profit LLC with the HRA as its sole member. Construction was completed on November 1, 2023.

The City of Moorhead and HUD funded a \$99,000 Wi-Fi installation for the development. Moorhead awarded SAHA funds to install a security system. Bids are being obtained.

As of May 1, there are 7 vacant units and one lease termination. Due to two staff on leave, we have not processed new applicants. All supportive housing units have been filled. There are 79 households on the waiting list. The waiting list is closed.

Three staff (Supportive Services Manager, Supportive Services Specialist, and a Supportive Services Assistant) all moved into the offices at Fieldcrest on February 14. There is another office at the location used by CAPLP for supportive services. Two of the staff re-located from the main office and one from Gateway Gardens.

Gateway Gardens

Gateway Gardens is a 24-unit permanent supportive housing apartment building in Moorhead. The HRA constructed the building in 2010 using Minnesota Housing financing. The funding is in the form of deferred loans that will be forgiven in part after 20 years and completely after 30 years of operations. The front desk is staffed 24/7.

Rent and services are subsidized primarily through the Housing Supports program. There also are five project-based Housing Choice Vouchers attached to units. We are a subgrantee of CAPLP for a DHS HSASMI (Housing Supports for Adults with Serious Mental Illness) grant that helps fund the front desk costs. The HRA and GSSC, a private security company, each provide 12 hours of staffing per day. CCRI case management staff also provides Housing Stabilization Services through Medical Assistance.

As of May, there are 7 openings and one pending lease termination. Three applications are being processed. New tenants are selected from the community Coordinated Entry list. The staff are having a challenging time contacting eligible applicants.

The Housing Supports supplies are located at Gateway Gardens. A supportive services staff and an assistant property manager are officed at this location. The CCRI case manager continues to have an office at the location. The HRA staffs the front desk from 8 a.m. to 8 p.m. each day. There are primarily 3 HRA employees filling this role (one full-time and two part-time). From 8 p.m. to 8 a.m., a security company staffs the front desk. The security company monitors the cameras for the High Rise as well as for Gateway Gardens. SAHA funds were received from Moorhead to update the Gateway Gardens security system. Staff are obtaining bids.

Prairie Horizons Townhomes

Prairie Horizons Townhomes are eight townhome permanent supportive housing units for families located in south Moorhead, across from Fieldcrest Townhomes. The HRA constructed the development in 2012 using Minnesota Housing financing. The funding is in the form of deferred loans that will be forgiven in part after 20 years. There is a small portion (\$337,076) that is deferred for 30 years at 0% interest that must be repaid. The HRA owns and manages these eight units (5 2-bedrooms, 2 3-bedrooms, and 1 4-bedroom). The rents in these units are subsidized with project-based Housing Choice Vouchers. Services are provided through the HRA Cares grant. They are sometimes referred to as East Prairie Horizons Townhomes or EPHT.

These units are adjacent to another 8-unit town home permanent supportive housing development, which are confusingly also called Prairie Horizons Townhomes or Easten Townhomes – south units. There are four one-bedroom and four two-bedroom units. The HRA owns 0.01% as a Special Limited Partner in the Easten Townhomes LLC. The HRA provided a \$330,000 deferred loan when the project was constructed in 2006. It bears 5% interest and is due in 2036.

There are an additional thirty units in this development located in north Moorhead. The HRA has project-based 8 Housing Choice Vouchers in the eight south supportive housing units and an additional eight in the 30 north units. Support services are funded through the HRA Cares program.

An HRA staff person and a CCRI employee are both officed part-time at the site. Due to the changes in the HRA Cares program, tenants can choose their own participating service provider.

As of May 1, there is one open unit. Tenants are selected from the community Coordinated Entry list. Staff are searching for additional eligible applicants.

Housing Choice Vouchers

The HRA has administered a form of the current Housing Choice Voucher program since the mid-1970s. It is also known as Section 8. Tenants rent in the private market and pay at least 30% of their income towards rent and utilities. The HRA determines Payment Standards (rent limits) and utility allowances each year. HUD provides a fixed amount of funding based upon the federal budget approved by Congress each year.

The HRA may lease up to its baseline number of units but not more than that number each year. The HRA has received insufficient funding to lease all its vouchers since 2012. The HRA is in “short fall” for 2024. The 2024 budget approved by Congress includes funding to provide additional funding for agencies that are in shortfall (not enough funding to support all current participants for the rest of the year.) Director Lee and Rental Assistance Manager Stanfill met with the HUD Shortfall Prevention Team on April 30. HUD has approved us to continue to lease all our HCV vouchers for the remainder of 2024. Shortfall funds will supplement the budget by approximately \$600,000.

This program has more than doubled in size since 2017. In June 2017, the HRA had 360 vouchers

and on May 1, 2024, it has 764 vouchers. The reason for the increase is as follows: 1) In July 2017, the Moorhead Public Housing Agency transferred its 95-unit program to the HRA; 2) from 2018-2023 the HRA was awarded 187 Mainstream vouchers; 3) in 2019 the HRA received 24 vouchers due to the repositioning of its Public Housing; 4) in 2018 the HRA received 15 VASH vouchers and in 2021 25 VASH vouchers; 5) from 2020 through 2024, the HRA received 3 Foster Youth to Independence vouchers; 6) on July 1, 2021, the HRA received 15 Emergency Housing Vouchers, and 30 vouchers due to Moorhead PHAs repositioning of 30 of its Public Housing units; 7) in 2022 it received 5 "fair share" vouchers; and 8) in December 2023, it received 5 Housing Stability vouchers.

The EHV program was funded through the American Rescue Plan Act. The EHV's come with higher administrative fees and service funding. They are targeted at those fleeing domestic violence, homeless, at risk of homeless, and recently homeless households. As tenants leave that program, they cannot be replaced. The program will sunset. The program is sufficiently funded to support all households who are receiving assistance through 2024.

As of May 1, 2024, there were a total of 763 out of 764 units leased in the Housing Choice Voucher program. This is the first time in over a decade that all units have been fully leased.

We are working with 7 additional households from other housing authority. We have 562 vouchers under our main HCV HUD contract; 187 under our Mainstream HCV contract; and 15 under our HCV Emergency Housing Voucher (EHV) contract. We have requested that HUD reallocate 10 of our 40 VASH units to the Bemidji HRA. We were notified that HUD is still working on the transfer which was supposed originally to occur on July 1, 2023. Director Lee spoke to the head of the HUD division for HCV in April. He indicated that it is unclear whether these vouchers will ever be transferred.

Of the 562 vouchers under our main contract, 559 vouchers are leased: 499 of 484 regular vouchers; 30 out of 30 Tenant Protection Vouchers; 1 of 3 FYI vouchers; 3 out of 5 Housing Stability Vouchers and 26 of 40 VASH vouchers.

We have 5 existing regular HCV participants who are between units; we have issued 2 regular vouchers, and one VASH voucher to new participants; and we are working with 15 additional households. There are 10 households on the main waiting list.

190 out of 187 Mainstream vouchers are under lease. We have 7 existing Mainstream participants who are between units.

14 of 15 EHV vouchers are under lease, and one has ported their voucher to a different jurisdiction. The program is ending, and no additional vouchers will ever be issued. All current participants can remain on the program for as long as needed.

We have 71 individuals enrolled in our Family Self-Sufficiency program. We have had 76 FSS participants in the past 12 months. We can serve up to 75 households. This is the largest our FSS program has ever been!

**Becker-Clay-Otter Tail-Wilkin (BCOW)
Adult Mental Health Initiative (AMHI) Rental Assistance**

The contract with the BCOW AMHI provides funding for rental assistance and administrative fees to assist households who contain a member who has a serious mental illness and is leaving an institution or is currently homeless.

The 2024 grant has been changed to allow for housing navigation and case management services to be provided through the grant as well as rental assistance and administrative fees. A staff person works approximately 16 hours per week on this activity.

As of May 1, there are 25 participants; and 2 participants who are searching for units. We are not accepting any additional referrals currently.

Commissioner Krabbenhoft expressed an interest in seeing data about how the newly added support services impact outcomes related to obtaining and maintaining housing successfully.

HRA Cares

HRA Cares is a HUD-funded Continuum of Care program. It is for individuals and families who are literally homeless and have a family member with a disabling condition. There are no time limits on the supportive services. We provide supportive services at the two Prairie Horizons Townhomes developments and in forty-eight scattered-site units. We are authorized to serve sixty-four households with these funds. The HRA administers the program and provides some of the supportive services. We have executed Memorandums of Understanding (MOUs) with CCRI, West Central Minnesota Communities Action, Lakes & Prairies Community Action Partnership (CAPLP), and Presentation Partners in Housing. The HRA also provides supportive services. This allows for tenant choice.

The grant has been in place since 2006. It provided rental assistance as well as supportive services from 2008 through 2023. The grant that began January 1, 2024, was reduced significantly during the past funding round. HUD agreed to amend the grant to transfer all funds into the supportive services and administrative categories. The grant will be monitored by HUD in August 2024.

We are currently serving 59 households. Of the 59 households, 48 are in Clay, 3 in Otter Tail, and 2 in Douglas Counties, MN; and there are 6 in Fargo, ND. There are 29 singles and 30 families being served. There are four households searching for units.

Homeless to Housed Rental Assistance

Homeless to Housed is a Minnesota-funded rental assistance program for high priority homeless families, youth, and singles across the counties of Clay, Douglas, Grant, Pope, Stevens, Traverse, and Wilkin. It is a time-limited program for households experiencing homelessness who are unable to immediately receive a Housing Choice Voucher. It operates similarly to the HCV program.

The grant was initially funded in 2008 to serve forty-five households. It has been renewed every 2 years since that time. Our current grant is to serve eighty-five households through September 30, 2025.

We are serving 50 households now. Eight households are searching for units. There are 12 singles and 38 families being served. The grant targets families and youth-headed households. Leased households are from Clay (44) and Douglas (6) Counties.

Openings are filled through the coordinated entry process. Staff is actively searching for eligible households.

Homework Starts with Home

Homework Starts with Home is a program offered by Minnesota Housing. In 2014, the HRA was one of three initial pilot locations for a rental assistance program that focused on families with school-age children. We participated in the pilot until it ended in 2018. At the end of the pilot, Minnesota developed Homework Starts with Home. The HSWH program was based primarily upon the pilot operated by the HRA.

The HRA was funded in each of three rounds of competitive funding. Throughout this time, the HRA has been the lead agency in a partnership that is working towards ending child homelessness. The initial pilot partners were Churches United for the Homeless, Moorhead Public Schools, and Lakes & Prairies Community Action Partnership (CAPLP). We now have forty-five partner agencies including fourteen school districts across seven counties.

The current grant term runs from 10/1/2023-9/30/2025. We anticipate serving a total of thirty-two households during that time. As of May 1, we are serving 20 households, and 5 additional households are searching for a unit.

Households are from Becker (1), Clay (13), Douglas (2), Pope (1), Otter Tail (2), and Wilkin (1) Counties. Seven households are searching for a unit. Two households have moved into Fieldcrest and will be receiving Homework Starts with Home services through CAPLP. CAPLP will have an on-site office at Fieldcrest starting in February.

Housing Supports (formerly GRH) in Scattered-Site Units

Housing Supports is a Minnesota-funded program operated through the Department of Human Services. It provides room and board payments (which we refer to as Rate 1) and supplemental services payments (which we refer to as Rate 2). Rate 1 pays for rent, utilities, telephones, transportation, and all basic needs items. Rate 2 pays for supportive services. We have a contract with Clay County Social Services to provide this program. We began providing it when we opened Gateway Gardens in 2010. Nineteen of the twenty-four units in the building use this funding source.

In 2016, we added a community option and started subcontracting for service provision with several area non-profit partners. The HRA does all program administration, administers all Rate 1, and provides some of the Rate 2 services. It is an extremely complex program to administer.

As of May 1, a total of 97 households were being served by the Housing Supports program in Clay County. There are 85 households leased in the scattered-site Housing Supports program – 10 with the HRA; 16 with CAPLP; 6 with the Presentation Partners in Housing; 3 with LMHC; 7 with Metro Behavioral Health; 8 with the Lotus Center; and 30 with Greater Minnesota Community Services. In addition, CCRI serves 5 scattered sites and 12 Housing Supports clients at Gateway Gardens.

Five households are searching for units. Clay County Social Services has indicated that we are able to add up to 53 additional households. We will gradually begin to increase in June. The HRA has traditionally operated at this higher number but has not added any new participants in over a year due to internal administrative challenges due to retirements at the HRA and Clay County.

Minnesota DHS Community Living Infrastructure Grant

The Community Living Infrastructure Grant began in 2018. Clay County is the grant recipient and the HRA is the project manager and provides the Housing Resource Specialist. The funds were allocated to help communities build the necessary infrastructure so that individuals with disabilities can live fully integrated into the communities of their choice. The grant funds outreach workers, housing resource specialists, and administration. The original grant covered all ten counties in West Central Minnesota and the three Community Action Programs serving the counties who each performed outreach. Mahube-Otwa has chosen to remain a partner but not be a sub-recipient for the grant.

Funding of the current grant was extended until 6/30/25. The funding for the HRA supports 0.82 FTE.

We submitted the quarterly report to Clay County who will submit it to DHS. We continue to meet or exceed all goals. No changes in the past month.

Minnesota DHS Housing Stabilization Services

Housing Stabilization Services are a Medicaid benefit available in Minnesota. It became available July 1, 2020. The HRA was the second agency in West Central Minnesota to become an approved provider. The HRA was approved to provide Housing Stabilization Services – both Housing Consultation and Transition & Sustaining Services effective July 2020.

Staff began Housing Consultations in 2020. Due to losing over \$50,000 in the initial operations of this program, we began doing limited housing consultations only. One consultation was completed this month joining three other consultations completed in 2024 that we are still awaiting payment for.

Owner-Occupied Rehab Program

The HRA has operated and operates several distinct programs under the Owner-Occupied Rehab umbrella. The largest program is the Minnesota Department of Employment and Economic Development (DEED) Small Cities Development Program (SCDP). Funds used for this program are federal HUD Community Development Block Grant (CDBG) that are allocated to the state for

Greater Minnesota. DEED then holds annual competitive application rounds to award these funds to non-entitlement communities.

The HRA first started administering CDBG funds in 1974 or 1975. The agency stopped the program in the early 1990's due to local political challenges. The HRA once again started administering the program through DEED SCDP in 2008. Only cities and counties may apply for the funding. The HRA serves as the administrator. Clay County was the applicant for the 2008, 2010, and 2012 funding rounds. The City of Barnesville was the applicant in 2014, the City of Sabin in 2016, and the City of Dilworth in 2021. The HRA has utilized HRA Tax Levy funds in 2010, 2014, 2019, and 2020 to leverage these rehabilitation resources. Clay County allocated \$80,000 in ARPA funds for this purpose. Clay County has allocated SAHA funds and consented to tax levy funds to be used in 2024.

All these loans have been deferred. Some have been forgiven after 10-15 years while others remain repayable. Each community application has different terms.

Dilworth

The HRA staff is administering a \$922,000 DEED grant for the City of Dilworth. It received funding to rehabilitate 21 homes. Twenty-six (26) applications were received in the initial solicitation of interest. Twelve of these did not follow through due to death, increased income, or reduced interest in the program.

In 2024, a second solicitation was mailed out. Twenty-five (25) new applications were received.

Of the 14 applicants remaining from the first round: 7 projects are complete; 2 projects are under construction; 1 project is bidding; 2 projects are finalizing bids and preparing to close; and 2 have been unresponsive.

There is funding remaining to rehabilitate a minimum of 12 more properties. Ten projects are in the lead risk assessment/scope of work process. Five have been over income or non-responsive. There are 10 applicants remaining on the waiting list.

The grant funded the rehabilitation of 7 commercial properties. Physical property inspections have been completed on all commercial buildings. Two projects were completed in 2023; 2 projects are under construction; 1 project is finalizing contracts; and 1 project has not started bidding. Two projects that originally applied have withdrawn. One new application was received, and a scope of work is being prepared.

The work is to be complete by September 30, but the timeline may be extended until at least the end of the year.

RLP (Minnesota Housing Rehabilitation Loan Program)

The Minnesota Housing Rehabilitation Loan Program is funded by the state. Fifteen applications have been received. Four projects are either in the eligibility process or bidding stage. One applicant is over income. Ten applicants have been unresponsive.

River View Heights (Moorhead Public Housing Agency)

River View Heights is part of HUD's low rent public housing program. It is a 14-story apartment building built in 1968 with 104 units.

As of May 1, there are 11 vacancies, but 7 of these are not being filled due to upcoming rehabilitation work. Three applicants have been approved and three are being processed. Ten more applicants are being contacted.

There are currently 151 people on the public housing waiting list.

Sharp View (MPHA)

Sharp View is a part of HUD's low rent public housing program. It is a two story, 47-unit apartment building designated for seniors aged 62 and over. The building was originally built as an elementary school in 1950 and rehabbed as an apartment in the 1980s.

As of May 1, Sharp View has no vacancies. The waiting list is shared with the River View Heights waiting list.

Moorhead Affordable Housing LLC (MPHA)

The Moorhead Affordable Housing LLC consists of 30 units ranging from single family homes, duplexes, and townhomes. They were originally under HUD's public housing program but approved under the Section 18 Disposition in 2021 and sold to the LLC. Most of the units are three bedrooms and primarily house families with children.

As of May 1, there are three vacancies. Two applicants are waiting for Housing Choice Voucher approval before moving in and a third is in the intake process. While there is no specific subsidy tied to these units, accepted applicants do have a preference for an HCV voucher.

Maple Court Town Homes (MPHA and City of Moorhead)

Maple Court Townhomes consists of 34 units of two, three, and four-bedroom townhomes. One parcel is owned by the City of Moorhead and the other parcel is owned by Moorhead Public Housing Agency. MPHA/ Clay HRA manage all the units. This property utilizes on-site caretakers.

As of May 1, there is one vacancy. An application for the opening is being processed.

HOUSING CHOICE VOUCHER PRESENTATION

Bobbi Jo Stanfill, Rental Assistance/Family Self-Sufficiency Manager, presented an in-depth explanation of the Housing Choice Voucher (HCV) program. Commissioner Krabbenhoft expressed his interest in meeting the rental assistance team.

The program has many components, including:

- Housing Choice Vouchers (Regular)
 - Traditional HCV
 - HCV Homeownership (16)
 - VASH (40)
 - Project-based Vouchers (29)
 - Foster Youth Initiative (FYI) (3)
 - Tenant Protection Vouchers (30 remaining)
 - Housing Stability Vouchers (5)
- Mainstream Vouchers (187)
- Emergency Housing Vouchers (15)
- Family Self-Sufficiency Program (75) available to all types of voucher holders.

Together the HCV programs comprise approximately 45% of the agency budget and about half of all households served.

HRA/PHA UPDATE

The proposed joining of the two agencies continues to slowly progress.

- March 1, 2023 – HRA assumes general operational responsibilities of the Moorhead Public Housing Agency (MPHA).
- March 1, 2023 – all MPHA employees except the Executive Director, became HRA employees. The MPHA Executive Director is a shared employee of the agencies who also works for the HRA in the capacity of Deputy Director.
- April 1, 2023 – BCOW AMHI grant transferred from MPHA to the HRA.
- May 2023– the MPHA and HRA boards mutually agree to decline the new award from Minnesota Housing for the Bridges Program.
- Spring/Summer 2023 – financial integration of the two agencies slowly began.
- Summer 2023- Employees physically move to new locations; telephone systems and some computer systems are integrated. Staff determined the best software system to transition all programs.
- October 2023 –software conversion for both MPHA and HRA programs. Conversion was successful with some on-going areas of refinement.
- November 2023 –additional integration of financial systems;
- December 2023 – appointment of first board member serving on both boards;
- January 2024- begin use of contracted payroll services;
- April 2024 – appointment of second board member serving on both boards; and
- April/May 2024 – Directors Lee and Bacon attend national and regional conferences to discuss options for MPHA-owned public housing units.
- June 2024 – anticipated salary study in cooperation with Clay County.

MPHA continues to own Public Housing (River View Height & Sharp View), Moorhead Affordable Housing units, and Maple Court Townhomes. The next anticipated transfer is the Moorhead Affordable Housing units. These are 30 scattered-site units. Dawn Bacon continues as Executive Director of the MPHA as well as the Deputy Director of the HRA.

Minutes
May 16,2024
Clay County HRA

Director Lee and Deputy Director Bacon will continue to analyze and make recommendations to each board on how and when these transfers should occur. A repositioning recommendation will be presented after it is determined is the POHP grant application of approximately \$6 million is approved by HUD.

It is anticipated that for the next 1-2 years, the agencies will exam and determine the best mechanisms to meet their missions and deliver high quality housing and services.

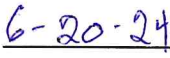
OTHER:

NCRC Conference Information will be discussed at the June 20,2024 meeting.

MEETING WAS ADJOURNED AT 10:53 A.M.



Cecil Johnson, Secretary



Date