

MINUTES
OWATONNA HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR MEETING on OCTOBER 25, 2021

The regular meeting of the Owatonna Housing and Redevelopment Authority was called to order at 4:00 pm in the City Council Chambers by Chairperson Olivo.

Members present were John Hole, Shari Kropp, and Vicki Olivo. Also present were Executive Director Troy Klecker, Housing Manager Ghassan Madkour and Planning Technician Kristen Kopp.

Approval of the Minutes: Chairperson Olivo called for a motion to approve the minutes of the September 27, 2021 meeting. A motion was made by Kropp and seconded by Hole to approve the minutes. All Commissioners voting Aye, the motion carried.

Executive Director's Report: Executive Director Troy Klecker said that we're at 31 single family homes issued and one in review. We're hoping to hit 40. The Mound Street Apartments are open. Rents are a little high, but they are starting to rent up now. He said he's had a conversation about price points. The Eastgate Apartments had a final inspection today and are looking to get tenants in at the end of the month. They're sitting at three-quarters full. They're putting finishing touches on it now. It's 36 units and more affordable. That will free up some other units. We also received plans in for a 75-unit apartment on 26th and North Cedar Avenue. The Spitzack project on Lemond Road might be next year. That will be a 71-unit apartment. Any units will be helpful.

Old Business: The Housing Choice Voucher program monthly report was presented by Madkour, including the City of Owatonna monthly balance sheet and revenue/expense report. Program utilization: The Housing Voucher program for September totaled 111. Total year to date assistance and administration costs were \$523,412.00 and revenues were \$628,826.12. The Housing Choice Voucher Program fund balance at September month end is \$166,850.07. Madkour provided City of Owatonna HRA monthly balance sheet and revenue/expense reports for the HRA General Fund including the Bridges Programs. The HRA Revenues year to date total is \$360,369.59 and the expenses total \$310,026.44. The HRA General Fund balance is \$387,138.09.

There are seven issued vouchers out shopping right now. There are two porting out and one porting in from somewhere in Nevada. There is an orientation on Friday for four new vouchers. There is one End of Participation, which will be the end of November. There are four more Bridges applicants coming in. The Mainstream vouchers slowed down a little bit. Currently there are seven Mainstream vouchers out shopping right now.

A motion was made by Kropp and seconded by Hole to approve the reports as presented. All Commissioners voting Aye, the motion carried.

New Business. Social Security will increase starting in December. Not only our payment standards went up, but they're able to afford more now.

Other Business. Madkour said there are at least two clients moving into Eastgate. They're really nice units. The two he's inspected are not part of the four for tax credit. There may be a third as there is a gentleman who can't find a place as he'll need an ADA unit. They're finalizing the lease-ups this week and will open up on November 1st. Klecker said that the state has changed all of the criteria around tax credit projects. There is a lot more focus on equality. What scored 106 points on Phase I, would only score 60. He said we're working with the developer on how to get more points. We'll probably put in an application this spring knowing we likely won't get it, but to get an evaluation on how it will score. They could advise us on how to get more points. It does make it more difficult for out-state cities verses metro.

The next meeting will be Monday, November 22, 2021. There was some discussion about cancelling the December meeting as it falls between Christmas and New Years.

Adjournment: There being no further business, a motion to adjourn was made by Kropp, seconded by Hole. All Commissioners voting Aye, the motion carried. The meeting adjourned at 5:35 pm.

Respectfully Submitted,

Ghassan Madkour
Housing Manager