

**Members of the St. Cloud HRA Board of Commissioners will participate
by ZOOM meeting rather than in-person**

Members of the public who desire to give input or testimony regarding an item
on the agenda may do so no later than 3:00 p.m. March 24, 2021.

Email at: lreis@stcloudhra.com

Phone: 320-202-3145

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

**Wednesday, March 24, 2021
Immediately Following Study Session**

Study Session – 1) Rehab and Neighborhood Programs - 5:00 P.M.

**Chair Nancy Gohman will preside over the meeting
from the St. Cloud HRA Boardroom, 1225 W. St. Germain Street**

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, February 24, 2021. REQUESTED ACTION: Approve.
4. Approval of Regular Minutes, February 24, 2021. REQUESTED ACTION: Approve.
5. Approval of Contract for Radon Mitigation REQUESTED ACTION: Approve.

6. Approval of Contract for Northway Townhomes Roof Replacement. REQUESTED ACTION: Approve.
7. Approval of 2020 Interfund Transfers. 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 to contact Executive Director Louise Reis no later than 3:00 p.m. March 24, 2021 for her to bring forward since the meeting will in Zoom. A citizen may have concerns addressed at the Open Forum only twice during the year. Time limit is 2 minutes.

Old Business:

8. Approval of Resolution 2021-07 Authorizing Issuance, Prescribing the Form and Details and Providing for the Payment and Security of Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A.

New Business:

9. Approval of Application for Renewal of the Bridges and Bridges RTC Rental Assistance Program from Minnesota Housing.
10. Report on Activities.

Open Discussion:

Adjourn.

2021 HRA Board Meeting Schedule - 4th Wednesday each month at 6:00 pm; early meetings as needed at 5:00. Note: November and December moved forward one week to accommodate holidays; November 17th and December 15th.



TO: St. Cloud HRA Board of Commissioners

FROM: Paul Soenneker, Project Manager

DATE: March 15, 2021

SUBJECT: Neighborhood Programs

Requested Action: Information for discussion only.

Background: The St. Cloud HRA administers the CDBG Single Family Rehab Loan, MN Housing Rehabilitation Loan, St. Cloud HRA Fix-up Loan and the Homestead Incentive Loan. Staff will share basic program information on all programs.

Frequency of Request: Once.

Related Actions: None.

Future Action: To be determined.

Relationship to Goals: Goal #1 – The St. Cloud HRA will be an active partner in neighborhood/community concerns regarding housing and neighborhoods.

Budget Impact: n/a

**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY
STUDY SESSION**

Wednesday, February 24, 2021

A Study Session for the St. Cloud HRA Board of Commissioners was held VIA ZOOM on Wednesday, February 24, 2021, St. Cloud HRA Boardroom, 1225 W. St. Germain St, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:30 p.m. Commissioners present via ZOOM teleconference: Mike Conway, Abdi Daisane, Seal Dwyer, Jeff Goerger, Nancy Gohman, George Hontos and Hani Jacobson. Absent: None.

Staff via ZOOM: Executive Director Louise Reis, Finance Director Karen Rizer, Project Manager Paul Soenneker, Programs and Property Manager Jason Neuerburg and Administrative Services Manager Sandy Hunter.

Executive Director Louise Reis introduced and invited Paul Soenneker, Project Manager, to show the power point presentation that was presented to the Planning Commission with a request for funding of the CDBG Single Family Housing Rehab Loan Program. Mr. Soenneker narrated as the slide show gave background and details of the program. He gave the program costs for 2018 and 2019, adding that since the inception of the program in 1976 there have been 586 loans adding \$6.1 million back into community revitalization. Mr. Soenneker stated costs in 2018 were \$373,480, 2019 at \$325,433 and for 2020 a total of \$371,000 was spent. He stated the most common repairs are windows, doors, roof, electrical updates and siding.

Commissioner Hontos questioned the reaction of homeowners to this project. Mr. Soenneker said he felt most were grateful and many relieved that they did not have to go out for their own bids making the process much easier for them. Commissioner Dwyer responded to this stating that prior to her becoming a Board member and the reason for her wanting to contribute back by becoming a Board member was the CDBG loan received for their home to be updated. She said without this loan it could not have happened, and that these loans are so vital to homeowners being able to maintain older homes in the community.

Commissioner Jacobson questioned if race was tracked of the borrowers and how many are completed each year. Mr. Soenneker said last year there were 22 loans started and 19 were completed; race is not tracked. Ms. Reis added that race is a question on the loan application but it is optional to answer.

Commissioner Jacobson asked how the loans are advertised and after Ms. Reis' response said she may have some additional resources for ads. Ms. Reis responded by City newsletter, website, Whitney, local magazines, local events, meetings, lenders. She said any suggestions would be welcome.

Chair Gohman asked how many are denied annually. Ms. Reis responded she find out and also if they were not qualified for the program is why they were denied. Commissioner Conway asked if the income levels could be sent to the Board also.

Commissioner Hontos asked if the program money were doubled would it be used. Mr. Soenneker said the amounts received have always been used. Chair Gohman said past years the program has had as high as \$500,000 and has been spent. Commissioner Conway asked if there currently is a waitlist. Finance Director Karen Rizer responded there are only two on the waitlist more due to COVID and not demand.

For further clarification of the program for newer Board members, Ms. Rizer went through how the money flows in and out of the program, explaining the 30 years with no interest unless the home is sold, and if sold, the money and interest goes back into the program.

Commissioner Goerger asked the amount staff proposed to the Planning Commission with their presentation. Ms. Reis stated the HRA requested \$300,000; the Planning Commission's recommendation to the City Council will be for \$198,000. Commissioner Goerger said he feels this program is essential to the City in

keeping neighborhoods and he will be arguing the higher amount from the Council. He said these dollars come through the Federal government and should be used by the City as a whole; deteriorating neighborhoods and tear downs do not help the City as a whole. Commissioner Goerger said he feels the best was to help affordable housing is in helping people stay in their homes. Commissioner Conway said home ownership should be the goal. Commissioner Hontos said he agrees with Commissioner Goerger and is glad to hear strong allocations that he too will recommend. Commissioner Dwyer said she strongly believes if there could be more money in the program and advertised adequately it would be used.

Commissioner Daisane thanked Mr. Soenneker for the presentation stating it was very informative for him and the request was promising. Commissioner Hontos stated it would be at the will of the council and it will take all the HRA City Council representatives to make it happen. Commissioner Goerger agreed that this should be a year for the HRA as many of the other groups requesting money have received special funding due to COVID. Board members agreed this is a viable and essential program for the City housing and affordable housing.

There being no further time as the meeting was already running over, the meeting adjourned at 6:10 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos

**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY
REGULAR MEETING**

Wednesday, February 24, 2021

The Regular Meeting of the St. Cloud HRA was held on Wednesday, February 24, 2021, via ZOOM. Chair Nancy Gohman called the meeting to order at 6:10 p.m. immediately following the study session. She presided over the meeting from the St. Cloud HRA Boardroom, 1225 W. St. Germain Street.

1. Roll Call: Commissioners present: All - Mike Conway, Abdi Daisane, Seal Dwyer, Jeff Goerger, Nancy Gohman, George Hontos and Hani Jacobson.
2. Approval of Agenda – Commissioner Goerger moved for approval of the consent items and the agenda; Commissioner Dwyer seconded the motion. All Board members voted in approval. The agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, January 27, 2021 – approved as presented.
4. Approval of Annual Minutes, January 27, 2021 – approved as presented.
5. Approval of Regular Minutes, January 27, 2021– approved as presented.
6. Approval of Write-off Accounts Receivable – approved as presented.
7. Approval of Contracts for Electronic Locks at Empire Apartments – contract approved with Safeguard Security for a Salto Electronic Door Access System at Empire Apartments in the amount of \$66,457.
8. Approval of Contract for Electrical Services – contract approved with Electrical Solutions Inc.
9. Approval of Contract for Architectural Services for Wilson Apartments ADA Units – contract approved with GLT Architects for ADA improvements at Wilson Apartments in the amount of \$28,000.

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 to contact Executive Director Louise Reis no later than 3:00 p.m. February 24, 2021 for her to bring forward since the meeting will be teleconferenced. Ms. Reis stated she had no requests.

Old Business:

10. A. Public Hearing for the Proposed Issuance of General Obligation Housing Revenue Bonds for Riverside – Karen Rizer, Finance Director, introduced the item explaining the bond refinancing and the current projection of \$765,000 savings in future value and \$673,000 in present value. She stated the City Council approved the General Obligation pledge on Monday, February 22nd.

Chair Gohman stated that this was the time and place fixed for a public hearing to be held on the proposed issuance of the Issuer's Governmental Housing Project Bonds (City of St. Cloud, Minnesota, General Obligation), Series 2021A under Minnesota Statutes, Chapters 469 and 475 (the "Bonds"). Secretary Hontos presented an affidavit showing publication of the notice of public hearing at least ten (10) but not more than thirty (30) days prior to the date fixed for the public hearing in the *St. Cloud Times*, being the official newspaper of the City of St. Cloud. The affidavit was examined, found to be satisfactory and ordered placed on file with the Secretary.

Chair Gohman opened the public hearing at 6:15 p.m. to hear public comment on the proposal to issue the Bonds. There being no one requesting to speak or comment the public hearing closed.

B. Approval of Resolution 2021-05 - Resolution Relating to Governmental Housing Project Bonds (City of St. Cloud, Minnesota, General Obligation), Series 2021a; Authorizing the Issuance; Calling for The Sale Thereof and Approving the Terms of Proposal – Commissioner Goerger moved for approval; Commissioner Conway seconded the motion. All Commissioners voted in favor. The item passed unanimously.

New Business:

11. Approval of Resolution 2021-06 - Paramount Center for the Arts Renovation of Gift Gallery Space – Executive Director Louise Reis briefly explained the relationship between the HRA and the Paramount. She stated for the requested gift gallery renovation the Paramount would be paying all expenses, however, they need approval from the HRA as the owners of the space. Commissioner Hontos moved for approval; Commissioner Dwyer seconded the motion. Commissioners Conway, Dwyer, Goerger, Gohman, Hontos and Jacobson voted in favor; Commissioner Daisane abstained as he serves on the Paramount Board. The motion carried.

12. Report on Activities – Ms. Reis referred to a Housing Affordability Summary she included for review in the board packet that had been conducted in 2019 by Maxfield Research and Consulting. Commissioner Conway questioned if any of the properties mentioned were outside City limits; Ms. Reis responded the HRA has no jurisdiction for projects other than in the City so no.

There was a short discussion on the number of affordable units in the City and those owned by the HRA. Commissioner Goerger commented on the fact that the area jobs available are conducive to a college community causing low paying jobs and not enough affordable housing. Commissioner Hontos responded this is why a strongly rehab program is needed. Commissioner Conway said he feels more home ownership is needed. Commissioner Hontos said to do this it has been shown that subsidy will be needed. Commissioner Conway replied small houses should be reviewed as an option. Commissioner Dwyer stated that these conversations have taken place in the past and that talk does not answer the problem. She said new programs need to be found which means new policies. Discussion continued including home ownership and rentals to ownership, more rehab loans and public assistance.

Commissioner Conway suggested opening up the Homestead Incentive program to the entire City not just the core neighborhood and its expanded area. Commissioner Jacobson said she agreed stating it feels like the current program is segregating and not allowing families to live where they choose. Commissioner Hontos stated this may be a good idea, but asked where the money for the program is from. Finance Director Karen Rizer responded the monies are taken from repayment of prior loans as homes are being sold.

Commissioner Jacobson asked if home size made a difference; Chair Gohman responded not the size of the home but there are income guidelines that need to be met. Commissioner Jacobson asked if savings count or if just income counts. Ms. Rizer said income only.

Chair Gohman stated another study session on the topic is needed.

Ms. Reis mentioned from her report that Sandy Hunter, Administrative Services Manager, has resigned her position with the Agency and her last day would be March 5th. The Board wished Ms. Hunter well.

Ms. Rizer reported on rent collection numbers. She said tenant receivables are up \$46,000 over 2020. Commissioner Hontos said the numbers did not look that bad considering the COVID fall. Ms. Reis added

that Minnesota Housing will be overseeing the Emergency Rental Assistance for the state. The HRA is waiting for further instructions on who will administer and how to apply for funds.

There being no questions, the meeting adjourned at 6:50 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos

TO: St. Cloud HRA Board of Commissioners

FROM: Paul Soenneker, Project Manager

DATE: March 8, 2021

SUBJECT: Approval of Contract for Radon Mitigation Services

Requested Action: Approval of the Radon Mitigation services contracts with Healthy Homes for radon mitigation at Grace McDowall Apartment, Northway B Townhomes and 4 single-family homes.

Background: The HRA owns and manages various apartments, townhomes and single-family homes in St. Cloud. The MN Department of Health recommends that radon testing is completed every 5 years. The HRA tested all properties in 2020 and the testing company recommended placing additional long-term tests at several properties to get more accurate results. The long-term tests were completed over two seasons (cooling – heating) and levels were noted above the Environmental Protection Agency (EPA) suggested action level of at or above 4.0 pCi/L (picocuries of radon per liter of air).

Grace McDowall Apartments had radon levels ranging from 3.9 pCi/L – 9.3 pCi/L
 2409 15th St. N. (Northway B) had a radon level of 6.1 pCi/L
 4 Single-Family homes had radon levels ranging from 4.1 pCi/L – 6.2 pCi/L

We solicited quotes from two mitigation companies that are licensed to install radon mitigation systems in multi-family buildings and single-family homes. The two companies provided quotes as outlined below.

	Home Safety Solutions Inc.	Healthy Homes
Total	\$34,873.00	\$28,394.00

HRA staff is recommending awarding the contract to Healthy Homes

Grace McDowall Apartments and Northway B Townhomes are considered one project (\$21,954.00) and the 4 single-family homes (\$6,440.00) are considered another project. Therefore, there will be two separate contracts for this service totaling \$28,394.00.

Frequency of Requests: Once

Related Action: None.

Future Action: None.

Relationship to Goals: Goal #2 - St. Cloud HRA will promote fair housing and strive for high performance in HRA properties and housing subsidy programs.

Budget Impact: This item will be funded through each building's budget.

TO: St. Cloud HRA Board of Commissioners

FROM: Paul Soenneker, Project Manager

DATE: March 8, 2021

SUBJECT: Approval of Contract for Northway B Townhomes Asphalt Shingle Roof Replacement

Requested Action: Approve the contract with Kue Contractors, Inc. in the amount of \$44,872.00 to replace asphalt shingled roofs on Northway B Townhomes & garages located in St. Cloud.

Background: The HRA owns & manages Northway B Townhomes in St. Cloud. We have determined the roof at this property needs the asphalt shingled roof replaced. We solicited proposals from 10 companies and placed it on the HRA website. We received proposals from 7 companies as outlined below by the due date.

Proposals

Kue Contractors, Inc. 130 Central Ave. S. PO Box 408 Watkins, MN 55389	\$44,872.00
Quad City Contracting, LLC PO Box 462 Waite Park, MN 56387	\$49,500.00
The Kingdom Builders 9099 30 th St. SW Howard Lake, MN 55349	\$49,985.00
BD Exteriors 568 19 th Ave. S. Sartell, MN 56377	\$53,700.00
J. G. Hause Construction, Inc. 6211 Upper 51 st St. Oakdale, MN 55128	\$54,860.00
G & V Construction Inc. 3311 224 th St. W. Farmington, MN 55024	\$58,800.00
Project One Construction, Inc. 10375 County Rd. 8 Kimball, MN 55353	\$59,740.00

HRA Staff is recommending awarding the contract to Kue Contractors, Inc.

Frequency of Request: Once

Related Actions: None

Future Action: None

Relationship to Goals: Goal #2 St. Cloud HRA will promote fair housing and assure high performance in HRA properties and housing subsidy programs

Budget Impacts: This item will be funded through the buildings budget

TO: HRA Board of Commissioners

FROM: Karen Rizer, CPA
Finance Director

DATE: March 17, 2021

SUBJECT: 2020 Interfund Transfer

Requested Action: Approve the following 2020 transfer: to the Mainstream Vouchers Fund from the Central Office Cost Center (COCC) Fund in the amount of \$9,017.93.

Background: Any transfers made between funds are required to be approved by the Board of Commissioners. This transfer was not previously approved by the budget or other action.

HUD awarded a total of 39 Mainstream Vouchers (for non-elderly persons with disabilities) to the HRA in 2020. Because of COVID-19, lease-up of these vouchers is taking longer than it would have previously. Since lease-up is slower, the HRA did not earn enough administrative fees in 2020 to cover costs and since it is a new program starting in 2020, there are no program reserves. Therefore, a transfer is necessary from the COCC to cover the deficit. This transfer is ultimately funded by excess management fees allowed to be taken from the Housing Choice Voucher Fund to the COCC due to COVID-19.

Options: Approve, deny, or table.

Frequency of Request: One time.

Related Actions: None.

Future Action: None.

Relationship to Goals: N/A

Budget Impact: Each transfer impacts the individual funds as noted above.

To: St. Cloud HRA Board of Commissioners

From: Karen Rizer, CPA Finance Director

Date: March 17, 2021

Subject: General Obligation Housing Project Bonds for Riverside

Requested Actions: Approve Resolution 2021-07 for the Issuance of General Obligation Housing Project Bonds for Riverside.

Background: Riverside has a first mortgage from MN Housing with a balance of approximately \$2,030,000 and an interest rate of 5.74%. It has a second mortgage from MN Housing with a balance of approximately \$387,000 and an interest rate of 1%.

Since the investment limited partner has exited as of December 31, 2020 and the property is now 100% owned by HRA affiliates, the debt may be refinanced, which will produce significant interest savings for the project.

We are currently planning to sell the bonds on March 22.

The draft resolution is attached. Once the issuance details are known sometime after Monday, the resolution will be completed and distributed prior to the Board meeting.

Future Action: None known at this time.

CERTIFICATION OF MINUTES RELATING TO
GOVERNMENTAL HOUSING PROJECT BONDS (CITY OF ST. CLOUD,
MINNESOTA GENERAL OBLIGATION), SERIES 2021A

Issuer: Housing and Redevelopment Authority of St. Cloud, Minnesota

Governing Body: Board of Commissioners

Kind, date, time and place of meeting: A regular meeting held March 24, 2021, at
6 o'clock P.M. virtually.

Members present:

Members absent:

Documents Attached:

Minutes of said meeting (including):

RESOLUTION NO. 2021-07

RESOLUTION PRESCRIBING THE FORM AND DETAILS AND
PROVIDING FOR THE PAYMENT AND SECURITY OF
GOVERNMENTAL HOUSING PROJECT BONDS (CITY OF ST.
CLOUD, MINNESOTA GENERAL OBLIGATION), SERIES 2021A

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the bonds referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, so far as they relate to said bonds; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer _____, 2021.

Secretary, George Hontos

RESOLUTION NO. 2021-07

RESOLUTION AUTHORIZING ISSUANCE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT AND SECURITY OF GOVERNMENTAL HOUSING PROJECT BONDS (CITY OF ST. CLOUD, MINNESOTA GENERAL OBLIGATION), SERIES 2021A

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

SECTION 1. AUTHORIZATION AND FINDINGS.

1.01. General Authorization. The Authority is a housing and redevelopment authority, duly existing under Minnesota Statutes, Sections 469.001 through 469.047 (the “Act”). Pursuant to the laws of the State of Minnesota, particularly the Act, the Authority is authorized to undertake housing development projects to provide safe and sanitary housing affordable by elderly persons and by persons and families of low and moderate income. Pursuant to Minnesota Statutes, Sections 469.034 and 469.035, the Authority is authorized to issue its bonds for any of its corporate purposes. Pursuant to Minnesota Statutes, Section 469.034, subd. 2, the Authority is further authorized to undertake a particular type of housing development project, called therein a "qualified housing development project," and to pledge the general obligation of the City of St. Cloud (the “City”) to the repayment of bonds issued to finance the qualified housing development project, all upon the terms set forth in Minnesota Statutes, Section 469.034, subd. 2.

1.02. Project. The Authority proposes to refinance the acquisition of an 85-unit low and moderate income housing facility (the “Project”) located in the City.

1.03. Financing of Project. To finance a portion of the costs of the Project, the Authority will issue its Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A in the original principal amount of \$[_____] (the “Bonds”) pursuant to this resolution (the “Resolution”).

1.04. Actions and Findings Prerequisite to the Issuance of the Bonds. The Authority hereby covenants and finds as follows:

(a) Need for Project. The Project is necessary to alleviate a shortage of decent, safe and sanitary housing for persons of low and moderate income in the City.

(b) Public Hearings on Issuance of Bonds. Pursuant to the requirements of Section 469.034, subd. 2(b), the City held a public hearing on the issuance of the Bonds on February 22, 2021 and the Authority held a public hearing on the issuance of the Bonds on February 24, 2021.

(c) Principal Amount of Bonds. Pursuant to the provisions of Section 469.034, subd. 2(c), the Authority has determined that the Bonds can be issued in the principal amount of up to \$2,700,000. The maximum amount of general obligation bonds, including the Bonds, issued and outstanding by the Authority, is not in excess of the greater of (1) one-half of one percent of the estimated market value of property in the City, or (2) \$5,000,000.

(d) Ownership and Qualification. Pursuant to an Assignment and Assumption Agreement dated December 31, 2020, St. Cloud HRA Holdings, LLC, the sole member of which is the Authority, purchased the limited partnership interest in Riverside Apartments of St. Cloud Limited Partnership, the owner of the Project (the "Owner"), having already controlled the general partnership interest in the Owner through its status as the sole member of Riverside Apartments of St. Cloud, LLC. The Project received a reservation of nine percent low-income housing tax credits from the Minnesota Housing Finance Agency.

(e) Pledge of General Obligation of City. Pursuant to the provisions of Section 469.034, subd. 1(a) and a resolution adopted by the City Council of the City on February 22, 2021 (the "City Resolution"), the City has approved the issuance of the Bonds and has authorized the Authority to pledge the general obligation of the City as additional security for the Bonds.

(f) Sufficiency of Pledged Revenues. Based upon an analysis of the net revenues of the Project (as hereinafter defined, the "Pledged Revenues") prepared by Baker Tilly Municipal Advisors, LLC, the Authority's financial advisor (which analysis was based upon information and assumptions supplied by the Authority which the Authority deems to be reasonable), the Authority finds that the Pledged Revenues will equal or exceed 110% of the principal and interest due on the Bonds for each year during which the Bonds will be outstanding.

SECTION 2. SALE OF BONDS. The Authority has retained Baker Tilly Municipal Advisors, LLC as independent financial advisors in connection with the sale of the Bonds. Pursuant to Minnesota Statutes, Section 475.60, subdivision 2, paragraph (9), the requirements as to public sale do not apply to the issuance of the Bonds. By resolution adopted February 24, 2021, the Authority authorized the Finance Director and Executive Director to accept a proposal for purchase of the Bonds in accordance with certain parameters set forth therein. Pursuant to such Authority, the Finance Director and Executive Director accepted a proposal from [_____, in _____, _____] (the "Purchaser"), to purchase the Bonds at a price of \$_____ plus accrued interest on all Bonds to the day of delivery and payment, on the further terms and conditions hereinafter set forth. Such sale is hereby ratified in all respects.

SECTION 3. BOND TERMS; REGISTRATION; EXECUTION AND DELIVERY.

3.01. Issuance of Bonds. All acts, conditions and things which are required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed precedent to and in the valid issuance of the Bonds having been done, now existing, having happened and having been performed, it is now necessary for the Board of Commissioners to establish the form and terms of the Bonds, to provide security therefor and to issue the Bonds forthwith.

3.02. Maturities; Interest Rates; Denominations and Payment. The Bonds shall be originally dated as of the date of issuance thereof, shall be in the denomination of \$5,000 each, or any integral multiple thereof, of single maturities, shall mature on February 1 in the years and amounts stated below, and shall bear interest from date of issue until paid or duly called for redemption at the annual rates set forth opposite such years and amounts, as follows:

<u>Year</u>			<u>Year</u>		
<u>February 1</u>	<u>Amount</u>	<u>Rate</u>	<u>February 1</u>	<u>Amount</u>	<u>Rate</u>
[to come]					

[REVISE MATURITY SCHEDULE FOR ANY TERM BONDS]

3.03. Dates and Interest Payment Dates. The Bonds shall be issuable only in fully registered form, and the ownership of the Bonds shall be transferred only upon the bond register of the Authority hereinafter described. The interest on the Bonds shall be payable on February 1 and August 1 in each year, commencing February 1, 2022, to the owner of record thereof as of the close of business on the fifteenth day of the preceding month, whether or not such day is a business day. The interest on, and upon presentation and surrender thereof, the principal of each Bond shall be payable by check or draft issued by the Registrar described herein. Upon authentication of any Bond the Registrar described herein shall indicate therein the date of such authentication.

3.04. Redemption. Bonds maturing in 2031 and later years shall be subject to redemption and prepayment at the option of the Authority, in whole or in part, in such order of maturity dates as the Authority may select and within a maturity by lot as selected by the Registrar in multiples of \$5,000, on February 1, 2030, and on any date thereafter, at a price equal to the principal amount thereof and accrued interest to the date of redemption. Prior to the date set for redemption of any Bond prior to its stated maturity date, the Executive Director shall cause notice of the call for redemption thereof to be published as required by law and, at least 30 days prior to the designated redemption date, shall cause notice of the call to be mailed by certified or registered mail to the registered owners of any Bonds to be redeemed at their

addresses as they appear on the bond register described in Section 3.06 hereof, but no defect in or failure to give such mailed notice of redemption shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified and from and after such date (unless the Authority shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon partial redemption of any Bond, a new Bond or Bonds will be delivered to the owner without charge, representing the remaining principal amount outstanding.

[COMPLETE THE FOLLOWING PROVISIONS IF THERE ARE TERM BONDS—
ADD ADDITIONAL PROVISIONS IF THERE ARE MORE THAN TWO TERM BONDS]

[Bonds maturing on February 1, 20____ and 20____ (the “Term Bonds”) shall be subject to mandatory redemption prior to maturity pursuant to the sinking fund requirements of this Section 3.04 at a redemption price equal to the stated principal amount thereof plus interest accrued thereon to the redemption date, without premium. The Registrar shall select for redemption, by lot or other manner deemed fair, on February 1 in each of the following years the following stated principal amounts of such Bonds:

Term Bonds Maturing February 1, 20—

Year

Principal Amount

Term Bonds Maturing February 1, 20—

Year

Principal Amount

*Maturity

*Maturity

Notice of redemption shall be given as provided in the preceding paragraph.]

3.05. Appointment of Initial Registrar. The Authority hereby appoints U.S. Bank National Association as the initial bond registrar, transfer agent and paying agent for the Bonds (the “Registrar”). The Chair and Executive Director are authorized to execute and deliver, on behalf of the Authority, a contract with the Registrar. The Authority reserves the right to remove the Registrar upon thirty days' written notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar shall deliver all cash and Bonds in its possession to the successor Registrar and shall deliver the bond register to the successor Registrar. The Executive Director shall also cause notice of the appointment of a successor Registrar to be mailed, by first class mail, to the registered owners of the Bonds at their addresses as they appear on the bond register, but no defect in or failure to give such mailed notice of redemption shall affect the validity of the proceedings relating to the removal of the Registrar and appointment of a successor.

3.06. Registration. The effect of registration and the rights and duties of the Authority and the Registrar with respect thereto shall be as follows:

(a) Register. The Registrar shall keep at its principal corporate trust office a bond register in which the Registrar shall provide for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of any Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until such interest payment date, and after the date of giving notice of redemption of Bonds and until such redemption date.

(c) Exchange of Bonds. Whenever any Bonds are surrendered by the registered owner for exchange the Registrar shall authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity, as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. All Bonds surrendered upon any transfer or exchange shall be promptly canceled by the Registrar and thereafter disposed of as directed by the Authority.

(e) Improper or Unauthorized Transfer. When any Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on such Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar shall incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The Authority and the Registrar may treat the person in whose name any Bond is at any time registered in the bond register as the absolute owner of the Bond, whether the Bond shall be overdue or not, for the purpose of receiving payment of or on account of, the principal of and interest on the Bond and for all other purposes and all payments made to any registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability upon Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. For every transfer or exchange of Bonds (except for an exchange upon a partial redemption of a Bond), the Registrar may impose a charge

upon the owner thereof sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to such transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. In case any Bond shall become mutilated or be destroyed, stolen or lost, the Registrar shall deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of any such mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance and amount satisfactory to it, in which both the Authority and the Registrar shall be named as obligees. All Bonds so surrendered to the Registrar shall be canceled by it and evidence of such cancellation shall be given to the Authority. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it shall not be necessary to issue a new Bond prior to payment.

(i) Authenticating Agent. The Registrar is hereby designated authenticating agent for the Bonds, within the meaning of Minnesota Statutes, Section 475.55, Subdivision 1, as amended.

3.07. Execution and Authentication. The Bonds shall be prepared under the direction of the Executive Director and shall be executed on behalf of the Authority by the signatures of the Chair and the Executive Director, provided that the signatures may be printed, engraved or lithographed facsimiles of the originals. In case any officer whose signature or a facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of any Bond, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery. Notwithstanding such execution, no Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on each Bond shall be conclusive evidence that it has been authenticated and delivered under this Resolution.

3.08. Securities Depository. (a) For purposes of this section the following terms shall have the following meanings:

"Beneficial Owner" shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant, or such person's subrogee.

"Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Bonds.

"DTC" shall mean The Depository Trust Company of New York, New York.

"Participant" shall mean any broker-dealer, bank or other financial institution for which DTC holds Bonds as securities depository.

"Representation Letter" shall mean the Representation Letter pursuant to which the sender agrees to comply with DTC's Operational Arrangements.

(b) The Bonds shall be initially issued as separately authenticated fully registered bonds, and one Bond shall be issued in the principal amount of each stated maturity of the Bonds. Upon initial issuance, the ownership of such Bonds shall be registered in the bond register in the name of Cede & Co., as nominee of DTC. The Registrar and the Authority may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal of or interest on the Bonds, selecting the Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to registered owners of Bonds under this resolution, registering the transfer of Bonds, and for all other purposes whatsoever; and neither the Registrar nor the Authority shall be affected by any notice to the contrary. Neither the Registrar nor the Authority shall have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the Bonds under or through DTC or any Participant, or any other person which is not shown on the bond register as being a registered owner of any Bonds, with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal of or interest on the Bonds, with respect to any notice which is permitted or required to be given to owners of Bonds under this resolution, with respect to the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of the Bonds, or with respect to any consent given or other action taken by DTC as registered owner of the Bonds. So long as any Bond is registered in the name of Cede & Co., as nominee of DTC, the Registrar shall pay all principal of and interest on such Bond, and shall give all notices with respect to such Bond, only to Cede & Co. in accordance with DTC's Operational Arrangements, and all such payments shall be valid and effective to fully satisfy and discharge the Authority's obligations with respect to the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than DTC shall receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Authority to make payments of principal and interest. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the Bonds will be transferable to such new nominee in accordance with paragraph (e) hereof.

(c) In the event the Authority determines that it is in the best interest of the Beneficial Owners that they be able to obtain Bonds in the form of bond certificates, the Authority may notify DTC and the Registrar, whereupon DTC shall notify the Participants of the availability through DTC of Bonds in the form of certificates. In such event, the Bonds will be transferable in accordance with paragraph (e) hereof. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the Authority and the Registrar and discharging its responsibilities with respect thereto under applicable law. In such event the Bonds will be transferable in accordance with paragraph (e) hereof.

(d) The execution and delivery of the Representation Letter to DTC by the Chair or Executive Director is hereby authorized and directed.

(e) In the event that any transfer or exchange of Bonds is permitted under paragraph (b) or (c) hereof, such transfer or exchange shall be accomplished upon receipt by the Registrar of the Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of this resolution. In the event Bonds in the form of certificates are issued to owners other than Cede & Co., its successor as nominee for DTC as owner of all the Bonds, or another securities depository as owner of all the Bonds, the provisions of this resolution shall also apply to all matters relating thereto, including, without limitation, the printing of such Bonds in the form of bond certificates and the method of payment of principal of and interest on such Bonds in the form of bond certificates.

3.09. Form of Bonds. The Bonds shall be prepared in substantially the form attached as Exhibit A hereto.

SECTION 4. USE OF PROCEEDS; SECURITY PROVISIONS.

4.01. Use of Proceeds. Bond proceeds in the amount of \$[] are irrevocably appropriated for the payment and redemption of a Minnesota Housing HRS Loan originally dated as of June, 2005, as amended and restated as of February, 2007 and a Minnesota Housing FFCC Loan, dated June, 2005 (the "Prior Obligations") on April [15], 2021 (the "Redemption Date"). The remaining Bond proceeds shall be first applied to pay issuance expenses and thereafter be deposited in the Bond Fund created pursuant to Section 4.02 hereof. Funds of the Authority in the amount of \$[] shall be used to establish and maintain a reserve fund for the Bonds, which shall be applied to payment of debt service on the Bonds prior to giving any notice under Section 4.06 or any levy under Section 4.07.

4.02. Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A Bond Fund. There is hereby established on the official books and records of the Authority a Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A Bond Fund (the "Bond Fund"), and so long as any of the Bonds are outstanding and any principal of or interest thereon unpaid, the Executive Director

shall continue to maintain the Bond Fund, and the principal of and interest on the Bonds shall be payable therefrom. The Authority irrevocably appropriates to the Bond Fund (a) accrued and capitalized interest, if any, received in connection with the issuance of the Bonds; and (b) net revenues of the Project appropriated to the payment of the Bonds and interest thereon in accordance with Section 4.04 hereof (the “Pledged Revenues”), (c) amounts transferred from the Reserve Fund as provided herein; (d) all taxes collected pursuant to Section 4.07 hereof, and (e) any other funds appropriated by the Board for the payment of the Bonds.

4.03. Debt Service Reserve Fund. There is hereby established on the official books and records of the Authority a Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A Reserve Fund (the “Reserve Fund”), and so long as any of the Bonds are outstanding and any principal of or interest thereon unpaid, the Executive Director shall continue to maintain the Reserve Fund. Amounts on deposit in the Reserve Fund shall be transferred to the Bond Fund and shall be applied solely to pay principal of and interest on Bonds payable therefrom on any payment date whenever a deficiency in said Bond Fund would otherwise exist.

4.04. Sufficiency of Pledged Revenues. As stated in Section 1.04(f) hereof, it is projected that the net operating revenues of the Project, after deducting from the gross receipts derived from charges for the use and availability of the Project the normal, current and reasonable expenses of operation and maintenance thereof (the “Pledged Revenues”) will be sufficient for the payment when due of the principal of and interest on the Bonds and on any other bonds to which such revenues are pledged.

4.05. Pledged Revenues. The Authority hereby covenants and agrees with the registered owners from time to time of the Bonds, that until the Bonds are paid in full, or are discharged as provided in Section 5, the Authority will impose and collect reasonable charges for the use of the Project according to schedules sufficient to produce Pledged Revenues sufficient to pay the Bonds and any other bonds to which said Pledged Revenues have been pledged; and the Pledged Revenues, to the extent necessary, are hereby irrevocably pledged and appropriated to the payment of the Bonds when due. Nothing herein shall preclude the Authority from hereafter making further pledges and appropriations of the Pledged Revenues for payment of additional obligations of the Authority hereafter authorized if the Board determines before the authorization of such additional obligations that the estimated Pledged Revenues will be sufficient, together with any other sources pledged to the payment of the outstanding and additional obligations, for payment of the outstanding bonds and such additional obligations. Such further pledges and appropriations of Pledged Revenues may be made superior or subordinate to or on a parity with, the pledge and appropriation herein made.

4.06. Notification to City of Deficiency; Payment by City. If the Executive Director determines at least 15 days prior to an interest payment date there will be insufficient funds on deposit in the Bond Fund to pay the debt service on the Bonds on the next following August 1 or February 1, the Executive Director shall notify the Authority, the City and the Registrar at least 15 days prior to such interest payment date that a deficiency exists. Pursuant to the provisions of

the City Resolution, the City has covenanted and agreed, as part of the pledge of its general obligation to the payment of the Bonds, to immediately pay to the Registrar from any fund of the City available for such purpose, including its general fund, the amount of such deficiency.

4.07. Cash Flow Projections; Payment by City; Levy of Taxes; Pledge of Taxing Powers.
For the prompt and full payment of the principal of and interest on the Bonds as such payments respectively become due, the Authority has been authorized to pledge, and hereby does irrevocably pledge, the full faith, credit and unlimited taxing powers of the City and covenants to exercise such powers on behalf of the City in accordance with this Section 4.07. It is hereby estimated that the Pledged Revenues will produce amounts not less than five percent in excess of the amounts needed to meet when due the principal and interest payments on the Bonds, and therefore no ad valorem taxes are required to be levied by the Authority at this time. However, to assure the timely availability of funds to pay the principal of and interest on the Bonds when due, the Authority shall proceed as follows:

(a) On or before August 1 of each year in which Bonds are outstanding, the Authority shall prepare, or cause to be prepared, on the basis of actual occupancy rates of the Project and the then-current Operating Costs and Revenues (with reasonably projected adjustments applicable to the next calendar year) and taking into account moneys then on deposit with the Registrar for the payment of principal of, premium, if any, and interest on the Bonds, a cash flow projection for the next calendar year and shall deliver a copy of such projection to the Registrar and the City.

(b) In the event that such cash flow projection does not show Pledged Revenues equal to at least 105% of scheduled debt service on the Bonds for the August 1 of the next calendar year and the February 1 of the second-following calendar year, the Authority shall notify the City and, if the City has not provided funds to the Authority by the immediately following September 1 from its available general funds in an amount which, together with the projected Pledged Revenues, will equal 105% of such scheduled debt service (the "City Contribution"), the Authority shall levy ad valorem taxes against all taxable property in the City for collection in the next calendar year in an amount equal to the required City Contribution, which taxes may be levied without limitation as to rate or amount.

(c) Notwithstanding the foregoing, the Authority recognizes and affirms that its liability with respect to the Bonds is not limited to the levy of taxes as set forth in (b) above, and the Authority affirms and covenants that it shall levy and cause to be extended, assessed and collected any additional ad valorem taxes on all taxable property in the City found necessary for the full payment of principal and interest on the Bonds, which taxes may be levied without limitation as to rate or amount.

Any amounts received by the Authority from the City pursuant to subsection (b) or from the levy of ad valorem taxes pursuant to subsections (b) or (c) shall be transmitted to the Authority and deposited into the Bond Fund.

Notwithstanding the foregoing, in the event the date for the Authority to certify a proposed ad valorem tax levy to the County Auditors is required to be prior to September 15, then the dates in this section shall be modified upon written notice by the Authority to the City to dates selected by the Authority.

SECTION 5. DEFEASANCE. When all of the Bonds have been discharged as provided in this section, all pledges, covenants and other rights granted by this Resolution to the registered owners of the Bonds shall cease. The Authority may discharge its obligations with respect to any Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full; or, if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued from the due date to the date of such deposit. The Authority may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms, by depositing with the Registrar on or before that date an amount equal to the principal, interest and redemption premium, if any, which are then due, provided that notice of such redemption has been duly given as provided herein. The Authority may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a bank qualified by law as an escrow agent for this purpose, cash or securities which are authorized by law to be so deposited, bearing interest payable at such time and at such rates and maturing or callable at the holder's option on such dates as shall be required to pay all principal, interest and redemption premiums to become due thereon to maturity or earlier designated redemption date.

SECTION 6. ISSUANCE OF ADDITIONAL BONDS. In addition to the principal amount of Bonds, whose authentication and delivery is provided for herein, Additional Bonds, payable on a parity with the Bonds, may at any time and from time to time be executed by the appropriate officials of the Authority and delivered to the Registrar for authentication, for the purpose of funding improvements to the Project or for refunding outstanding Bonds (or previously issued Additional Bonds), but only if the Authority shall, in its discretion, deem it advisable and only upon the Authority obtaining for its files the following:

(a) an opinion of nationally recognized bond counsel (i) stating that the series of Additional Bonds, when issued and executed by the Authority and authenticated and delivered by the Registrar, will be the valid and binding general obligations of the Authority in accordance with their terms and (ii) stating that the issuance of such Additional Bonds will not affect the tax-exempt nature for federal income tax purposes of the Bonds then Outstanding;

(b) a certified copy of the resolution adopted by the City approving the issuance of the Additional Bonds and authorizing the pledge of the general obligation of the City to secure such Additional Bonds; and

(c) a certified copy of the resolution adopted by the Authority authorizing the execution and delivery of such series of Additional Bonds.

Any Additional Bonds shall be dated, shall bear interest at a rate or rates not exceeding the maximum rate, if any, permitted by law, shall have stated maturity dates, and may be subject to redemption prior to their stated maturities at such times and prices and on such terms and conditions, all as may be provided by the bond resolution authorizing their issuance; provided that the principal payment date of any series of Additional Bonds shall be February 1 and the interest payment dates of any series of Additional Bonds shall be February 1 and August 1.

SECTION 7. CERTIFICATION OF PROCEEDINGS; EXECUTION OF DOCUMENTS AND CERTIFICATES.

7.01. Registration of Bonds. The Executive Director is hereby authorized and directed to file a certified copy of this Resolution with the County Auditors of Stearns, Benton and Sherburne Counties and obtain a certificate that the Bonds have been duly entered upon each Auditor's bond register.

7.02. Authentication of Transcript. The officers of the Authority and the County Auditors are hereby authorized and directed to prepare and furnish to the Purchaser and to Dorsey & Whitney LLP, Bond Counsel, certified copies of all proceedings and records relating to the Bonds and such other affidavits, certificates and information as may be required to show the facts relating to the legality and marketability of the Bonds, as the same appear from the books and records in their custody and control or as otherwise known to them, and all such certified copies, affidavits and certificates, including any heretofore furnished, shall be deemed representations of the Authority as to the correctness of all statements contained therein.

7.03. Execution of other Documents and Certificates. The Chair and Executive Director of the Authority are authorized and directed to execute such other documents and closing certificates as may be reasonably necessary in connection with the issuance and delivery of the Bonds.

SECTION 8. CERTAIN COVENANTS RELATING TO OPERATION OF PROJECT; TAX MATTERS AND CONTINUING DISCLOSURE.

8.01. Covenant Relating to Operation of Project as Qualified Housing Development Project. The Authority covenants that, so long as the Bonds remain outstanding, it will operate the Project as a qualified housing development project as defined in Minnesota Statutes, Chapter 469.034, unless the Authority shall obtain for its files an opinion of nationally-recognized bond counsel to the effect that failure to comply with the foregoing covenant will not result in a violation of the Act and will not prejudice the exemption from federal income tax of the interest on the Bonds.

8.02. General Tax Covenant; Change of Ownership; Leases and Other Contracts. The Authority covenants and agrees with the registered owners of the Bonds that it will not take, or permit to be taken by any of its officers, employees or agents, any action which would cause the interest payable on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the “Code”) and applicable Treasury Regulations (the “Regulations”), and covenants to take any and all actions within its powers to ensure that the interest on the Bonds will not become includible in gross income of the recipient under the Code and the Regulations. So long as the Bonds remain outstanding, the Authority will remain the owner of the Project for tax purposes unless the Authority shall obtain for its files an opinion of nationally recognized bond counsel to the effect that the change in ownership will not result in a violation of the Act and will not prejudice the exemption from federal income tax of the interest on the Bonds. Further, the Authority will not enter into any lease, use agreement, management agreement, or other agreement or contract with any non-governmental person relating to the use of the Project or the security for the payment of the Bonds which might cause the Bonds to be considered "private activity bonds" or "private loan bonds" pursuant to Section 141 of the Code, and will obtain a confirming opinion of bond counsel prior to entering into any such lease, agreement or contract (other than leases of rental units in the Project in the ordinary course of business to persons and families intending to reside in such units).

8.03. Arbitrage Rebate. The Authority acknowledges that the Bonds are subject to the rebate requirements of Section 148(f) of the Code. The Authority covenants and agrees to retain such records, make such determinations, file such reports and documents and pay such amounts at such times as are required under said Section 148(f) and applicable Regulations to preserve the exclusion of interest on the Bonds from gross income for federal income tax purposes, unless the Bonds qualify for an exception from the rebate requirement pursuant to one of the spending exceptions set forth in Section 1.148-7 of the Regulations and no “gross proceeds” of the Bonds (other than amounts constituting a “bona fide debt service fund”) arise during or after the expenditure of the original proceeds thereof.

8.04. Qualified Tax-Exempt Obligations. The Authority hereby designates the Bonds as “qualified tax exempt obligations” for purposes of Section 265(b)(3) of the Code relating to the disallowance of interest expense for financial institutions, and hereby finds that the reasonably anticipated amount of tax-exempt obligations which are not private activity bonds (not treating qualified 501(c)(3) bonds under Section 145 of the Code as private activity bonds for the purpose of this representation) which will be issued by the Authority and all subordinate entities during calendar year 2021 does not exceed \$10,000,000.

8.05. Continuing Disclosure. (a) Purpose and Beneficiaries. To provide for the public availability of certain information relating to the Bonds and the security therefor and to permit the Purchaser and other participating underwriters in the primary offering of the Bonds to comply with amendments to Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12), relating to continuing disclosure (as in effect and interpreted from time to time, the Rule), which will enhance the marketability of the Bonds, the Authority hereby makes the following covenants and agreements for the benefit of the

Owners (as hereinafter defined) from time to time of the Outstanding Bonds. The Authority and the City are the only obligated persons in respect of the Bonds within the meaning of the Rule for purposes of identifying the entities in respect of which continuing disclosure must be made. If the Authority or the City fails to comply with any provisions of this section, any person aggrieved thereby, including the Owners of any Outstanding Bonds, may take whatever action at law or in equity may appear necessary or appropriate to enforce performance and observance of any agreement or covenant contained in this section, including an action for a writ of mandamus or specific performance. Direct, indirect, consequential and punitive damages shall not be recoverable for any default hereunder to the extent permitted by law. Notwithstanding anything to the contrary contained herein, in no event shall a default under this section constitute a default under the Bonds or under any other provision of this resolution. As used in this section, Owner or Bondowner means, in respect of a Bond, the registered owner or owners thereof appearing in the bond register maintained by the Registrar or any Beneficial Owner (as hereinafter defined) thereof, if such Beneficial Owner provides to the Registrar evidence of such beneficial ownership in form and substance reasonably satisfactory to the Registrar. As used herein, Beneficial Owner means, in respect of a Bond, any person or entity which (i) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, such Bond (including persons or entities holding Bonds through nominees, depositories or other intermediaries), or (ii) is treated as the owner of the Bond for federal income tax purposes.

(b) Information To Be Disclosed. The Authority and the City will provide, in the manner set forth in subsection (c) hereof, either directly or indirectly through an agent designated by the Authority and the City, the following information at the following times:

(1) on or before twelve months after the end of each fiscal year of the City or the Authority, commencing with the fiscal year ending December 31, 2020, the following financial information and operating data in respect of the City and the Authority (the “Disclosure Information”):

(A) the audited financial statements of the City and the Authority for such fiscal year, prepared in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under Minnesota law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with such generally accepted accounting principles for reasons beyond the reasonable control of the Authority or the City, noting the discrepancies therefrom and the effect thereof, and certified as to accuracy and completeness in all material respects by the fiscal officer of the Authority or the City; and

(B) to the extent not included in the financial statements referred to in paragraph (A) hereof, the information for such fiscal year or for the period most recently available of the type contained in the Official Statement under headings: City Property Values; City Indebtedness; and City Tax Rates, Levies and Collections.

Notwithstanding the foregoing paragraph, if the audited financial statements are not available by the date specified, the City or the Authority shall provide on or before such date

unaudited financial statements in the format required for the audited financial statements as part of the Disclosure Information and, within 10 days after the receipt thereof, the City or the Authority shall provide the audited financial statements. Any or all of the Disclosure Information may be incorporated by reference, if it is updated as required hereby, from other documents, including official statements, which have been filed with the SEC or have been made available to the public on the Internet Web site of the Municipal Securities Rulemaking Board ("MSRB"). The City or the Authority shall clearly identify in the Disclosure Information each document so incorporated by reference. If any part of the Disclosure Information can no longer be generated because the operations of the City or the Authority have materially changed or been discontinued, such Disclosure Information need no longer be provided if the City or the Authority includes in the Disclosure Information a statement to such effect; provided, however, if such operations have been replaced by other City or the Authority operations in respect of which data is not included in the Disclosure Information and the City or the Authority determines that certain specified data regarding such replacement operations would be material (as defined in paragraph (2) hereof), then, from and after such determination, the Disclosure Information shall include such additional specified data regarding the replacement operations. If the Disclosure Information is changed or this section is amended as permitted by this paragraph (b)(1) or subsection (d), then the City or the Authority shall include in the next Disclosure Information to be delivered hereunder, to the extent necessary, an explanation of the reasons for the amendment and the effect of any change in the type of financial information or operating data provided.

(2) In a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events (each a "Material Fact"):

- (A) Principal and interest payment delinquencies;
- (B) Non-payment related defaults, if material;
- (C) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (D) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (E) Substitution of credit or liquidity providers, or their failure to perform;
- (F) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (G) Modifications to rights of security holders, if material;
- (H) Bond calls, if material, and tender offers;
- (I) Defeasances;
- (J) Release, substitution, or sale of property securing repayment of the securities, if material;
- (K) Rating changes;
- (L) Bankruptcy, insolvency, receivership or similar event of the obligated person;
- (M) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated

person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

- (N) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (O) Incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and
- (P) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

For purposes of the events identified in paragraphs (O) and (P) above, the term “financial obligation” means (i) a debt obligation; (ii) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

As used herein, for those events that must be reported if material, an event is “material” if it is an event as to which a substantial likelihood exists that a reasonably prudent investor would attach importance thereto in deciding to buy, hold or sell a Bond or, if not disclosed, would significantly alter the total information otherwise available to an investor from the Official Statement, information disclosed hereunder or information generally available to the public. Notwithstanding the foregoing sentence, an event is also “material” if it is an event that would be deemed material for purposes of the purchase, holding or sale of a Bond within the meaning of applicable federal securities laws, as interpreted at the time of discovery of the occurrence of the event.

For the purposes of the event identified in (L) hereinabove, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(3) In a timely manner, notice of the occurrence of any of the following events or conditions:

- (A) the failure of the City or the Authority to provide the Disclosure Information required under paragraph (b)(1) at the time specified thereunder;
- (B) the amendment or supplementing of this section pursuant to subsection (d), together with a copy of such amendment or supplement and any explanation provided by the City or the Authority under subsection (d)(2);
- (C) the termination of the obligations of the City or the Authority under this section pursuant to subsection (d);
- (D) any change in the accounting principles pursuant to which the financial statements constituting a portion of the Disclosure Information are prepared; and
- (E) any change in the fiscal year of the City or the Authority.

(c) Manner of Disclosure.

(1) The City and the Authority agree to make available to the MSRB, in an electronic format as prescribed by the MSRB from time to time, the information described in subsection (b).

(2) All documents provided to the MSRB pursuant to this subsection (c) shall be accompanied by identifying information as prescribed by the MSRB from time to time.

(d) Term; Amendments; Interpretation.

(1) The covenants of the City and the Authority in this section shall remain in effect so long as any Bonds are Outstanding. Notwithstanding the preceding sentence, however, the obligations of the City under this section shall terminate and be without further effect as of any date on which the City or the Authority delivers to the Registrar an opinion of Bond Counsel to the effect that, because of legislative action or final judicial or administrative actions or proceedings, the failure of the City or the Authority to comply with the requirements of this section will not cause participating underwriters in the primary offering of the Bonds to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended, or any statutes or laws successory thereto or amendatory thereof.

(2) This section (and the form and requirements of the Disclosure Information) may be amended or supplemented by the City or the Authority from time to time, without notice to (except as provided in paragraph (b)(3) hereof) or the consent of the Owners of any Bonds, by a resolution of this Council filed in the office of the recording officer of the Authority accompanied by an opinion of Bond Counsel, who may rely on certificates of the City and the Authority and others and the opinion may be subject to customary qualifications, to the effect that: (i) such amendment or supplement (a) is made in connection with a change in circumstances that arises from a change in law or regulation or a change in the identity, nature or status of the City or the Authority or the type of operations conducted by the City or the Authority, or (b) is required by, or better complies with, the provisions of paragraph (b)(5) of the Rule; (ii) this section as so amended or supplemented would have complied with the requirements of paragraph (b)(5) of the Rule at the time of the primary offering of the Bonds, giving effect to any change in circumstances applicable under clause (i)(a) and assuming that the

Rule as in effect and interpreted at the time of the amendment or supplement was in effect at the time of the primary offering; and (iii) such amendment or supplement does not materially impair the interests of the Bondowners under the Rule.

If the Disclosure Information is so amended, the City and the Authority agree to provide, contemporaneously with the effectiveness of such amendment, an explanation of the reasons for the amendment and the effect, if any, of the change in the type of financial information or operating data being provided hereunder.

(3) This section is entered into to comply with the continuing disclosure provisions of the Rule and should be construed so as to satisfy the requirements of paragraph (b)(5) of the Rule.

Upon a vote being taken on the foregoing Resolution, the following Commissioners

voted in favor thereof:

and the following voted against the same:

whereupon the Resolution was declared duly passed and adopted.

EXHIBIT A

BOND FORM

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

GOVERNMENTAL HOUSING PROJECT BONDS
(CITY OF ST. CLOUD, MINNESOTA GENERAL OBLIGATION), SERIES 2021A

R-___ \$ _____

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
___%	February 1, 20__	[____], 2021	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT:

THE HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MINNESOTA, a public body corporate and politic and a political subdivision organized and existing under the Constitution and laws of the State of Minnesota (the "Authority"), for value received, hereby promises to pay to the Owner named above, or registered assigns, upon surrender hereof at the principal corporate trust office of the Registrar named below, from the source and in the manner hereinafter provided, on the Maturity Date specified above, the Principal Amount specified above and to pay interest from the Date of Original Issue specified above, or from the most recent interest payment date to which interest hereon has been paid or duly provided for, on February 1 and August 1 in each year, commencing February 1, 2022, at the Interest Rate per annum specified above, from the source and in the manner hereinafter provided, until the principal hereof is paid or duly provided for and at the same rate (to the extent that the payment of such interest shall be legally enforceable) on any overdue installment of interest, all except as the provisions below with respect to redemption of this Bond before maturity may become applicable hereto. Payment of the principal of, premium, if any, and interest on this Bond shall be made in coin or currency of the United States of America which at the time of payment is legal tender for payment of public and private debts. Interest is payable by check or draft drawn upon U.S. Bank National Association, registrar under the Bond Resolution (the "Registrar"), mailed on each interest payment date to the person who is the Owner hereof at the close of business on the fifteenth day (whether or not a business day) of the calendar month immediately preceding such Interest Payment Date at the address of such Owner as it appears on the Bond Register maintained by the Registrar. Capitalized terms used but not defined herein shall have the meanings assigned to them in the hereinafter-defined Bond Resolution. For the prompt and full payment of such principal and interest as the same become

due, the Authority has been authorized to pledge, and has duly pledged, the full faith, credit and taxing power of the City of St. Cloud, Minnesota (the "City").

This Bond is one of an issue in the aggregate principal amount of \$[] issued pursuant to a resolution adopted by the City on February 22, 2021 (the "City Resolution"), and resolutions adopted by the Authority on February 24, 2021 and March 24, 2021 (the "Bond Resolution") to finance a portion of the cost of a qualified housing development project in the City (the "Project") and is issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota thereunto enabling, including particularly Minnesota Statutes, Chapter 475 and Section 469.034. The Bonds are issuable only in fully registered form, in denominations of \$5,000 or any integral multiple thereof, of single maturities.

Bonds maturing in 2031 and later years are each subject to redemption and prepayment at the option of the Authority, in whole or in part, in such order of maturity dates as the Authority may select and, within a maturity, by lot as selected by the Registrar in multiples of \$5,000 on February 1, 2030, and on any date thereafter, at a price equal to the principal amount thereof plus interest accrued to the date of redemption. The Authority will cause notice of the call for redemption to be published as required by law and, at least thirty days prior to the designated redemption date, will cause notice of the call thereof to be mailed by first class mail to the registered owner of any Bond to be redeemed at the owner's address as it appears on the bond register maintained by the Registrar, but no defect in or failure to give such mailed notice of redemption shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the Authority shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon partial redemption of any Bond, a new Bond or Bonds will be delivered to the registered owner without charge, representing the remaining principal amount outstanding.

[COMPLETE THE FOLLOWING PROVISIONS IF THERE ARE TERM BONDS—
ADD ADDITIONAL PROVISIONS IF THERE ARE MORE THAN TWO TERM BONDS]

[Bonds maturing in the years 20__ and 20__ shall be subject to mandatory redemption, at a redemption price equal to their principal amount plus interest accrued thereon to the redemption date, without premium, on February 1 in each of the years shown below, in an amount equal to the following principal amounts:

<u>Term Bonds Maturing in 20__</u>		<u>Term Bonds Maturing in 20__</u>	
<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>

**Stated Maturity*

**Stated Maturity*

Notice of redemption shall be given as provided in the preceding paragraph.]

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the Authority at the principal office of the Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the Authority will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The Authority and the Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and shall not be affected by any notice to the contrary.

The Bonds are designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the Authority and City in accordance with its terms, have been done, do exist, have happened and have been performed as so required; that, prior to the issuance hereof, there have been pledged to the payment of the principal of and interest on the Bonds when due certain revenues of the Project, which revenues are estimated to be collectible in the years and in aggregate amounts sufficient to produce sums not less than ten percent in excess of the principal of and interest on the Bonds when due, but the Authority has, pursuant to the Bond Resolution and with the consent of the City as expressed in the City Resolution, pledged the full faith, credit and taxing powers of the City to the payment of the Bonds and, if necessary for payment of principal of and interest on the Bonds as such becomes due, the Authority is authorized and required to levy ad valorem taxes upon all taxable property in the City, without limitation as to rate or amount; and that the issuance of this Bond does not cause the indebtedness of the Authority or City to exceed any constitutional or statutory limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Certificate of Authentication hereon shall have been executed by the Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the Housing and Redevelopment Authority of St. Cloud, Minnesota, by its Board of Commissioners, has caused this Bond to be executed in its behalf by the facsimile signatures of its Chair and Executive Director and has caused this Bond to be dated as of the date set forth below.

HOUSING AND REDEVELOPMENT
AUTHORITY OF ST. CLOUD, MINNESOTA

Attest:

(facsimile signature - Executive Director)

(facsimile signature - Chair)

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the City Resolution and Bond Resolution mentioned within.

Date of Authentication: _____

U.S. BANK NATIONAL ASSOCIATION,
as Registrar

By _____
Authorized Representative

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to the applicable laws or regulations:

TEN COM -- as tenants in common

UTMA as Custodian for

(Cust)

(Minor)

under Uniform Transfers to Minors Act

TEN ENT -- as tenants by the entireties

(State)

JT TEN -- as joint tenants with right of
survivorship and not as tenants in
common

Additional abbreviations may also be used.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

NOTICE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature Guaranteed:

Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Registrar, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Registrar in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

PLEASE INSERT SOCIAL SECURITY
OR OTHER IDENTIFYING NUMBER
OF ASSIGNEE:

COUNTY AUDITOR'S CERTIFICATE
AS TO REGISTRATION

The undersigned, being the duly qualified and acting County Auditor of Benton County, Minnesota, hereby certifies that there has been filed in my office a certified copy of a resolution duly adopted on March 24, 2021, by the Board of Commissioners of the Housing and Redevelopment Authority of St. Cloud, Minnesota, setting forth the form and details of an issue of \$[PAR] Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A, dated as of [____], 2021.

I further certify that the issue has been entered on my bond register as required by Minnesota Statutes, Sections 475.62 and 475.63.

WITNESS my hand and official seal _____, 2021.

County Auditor

(SEAL)

COUNTY AUDITOR'S CERTIFICATE
AS TO REGISTRATION

The undersigned, being the duly qualified and acting County Auditor of Sherburne County, Minnesota, hereby certifies that there has been filed in my office a certified copy of a resolution duly adopted on March 24, 2021, by the Board of Commissioners of the Housing and Redevelopment Authority of St. Cloud, Minnesota, setting forth the form and details of an issue of \$[PAR] Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A, dated as of [____], 2021.

I further certify that the issue has been entered on my bond register as required by Minnesota Statutes, Sections 475.62 and 475.63.

WITNESS my hand and official seal _____, 2021.

(SEAL)

County Auditor

COUNTY AUDITOR'S CERTIFICATE
AS TO REGISTRATION

The undersigned, being the duly qualified and acting County Auditor of Stearns County, Minnesota, hereby certifies that there has been filed in my office a certified copy of a resolution duly adopted on March 24, 2021, by the Board of Commissioners of the Housing and Redevelopment Authority of St. Cloud, Minnesota, setting forth the form and details of an issue of \$[PAR] Governmental Housing Project Bonds (City of St. Cloud, Minnesota General Obligation), Series 2021A, dated as of [____], 2021.

I further certify that the issue has been entered on my bond register as required by Minnesota Statutes, Sections 475.62 and 475.63.

WITNESS my hand and official seal _____, 2021.

(SEAL)

County Auditor

TO: St. Cloud HRA Board of Commissioners

FROM: Louise Reis, Executive Director
Lori Lygre, Voucher Programs Manager

DATE: March 16, 2021

SUBJECT: Approval of Application for Renewal of the Bridges and Bridges Regional Treatment Center (RTC) Rental Assistance Program

Requested Action: Approval of Application for Renewal of the Bridges and Bridges RTC Rental Assistance Programs from Minnesota Housing

Background: The St. Cloud HRA has administered rental assistance grants from Minnesota Housing since 2002.

The Bridges Rental Assistance Program provides rental assistance for people with very low income and serious mental illness while they wait for a Housing Choice Voucher or permanent housing. Participants receive support services from Benton, Stearns, Sherburne and Wright Counties. The waiting list for the Bridges Program is maintained by CommUNITY Adult Mental Health Initiative which is made up of representatives from each of the four counties.

The Bridges RTC Program serves people in our four-county service area with serious mental illness that are;

- Hospitalized at the Anoka Metro Regional Treatment Center (AMRTC) or the St. Peter Regional Treatment Center (SPRTC), do not meet hospital level of care, and are homeless upon RTC admission or discharge; or
- For whom Bridges RTC assistance will divert or prevent re-admission to the AMRTC or SPRTC.

The dollar amount being requested for the Bridges Program is \$523,920.00, with 37 slots of rental assistance. For the Bridges RTC Program the dollar amount is \$25,584.00, with 2 slots of rental assistance. The grant term will run from July 1, 2021 through June 30, 2023.

Frequency of Request: The Bridges Program needs to be renewed every two years.

Related Actions: None

Future Action: Acceptance of grant funds if awarded.

Relationship to Goals: Goal #3 – St. Cloud HRA will encourage collaboration with other community organizations and continue to seek funding sources for all programs.

Budget Impact: Minnesota Housing will provide the funding for the rental assistance and fees to cover the cost of administering the grants.

TO: HRA Board of Commissioners
FROM: Louise Reis, Executive Director
DATE: March 17, 2021
SUBJECT: Report on Activities

Public Housing Tour: On Friday, March 19th, Senator Aric Putnam and his staff will be touring the Empire and Wilson Apartments. If time permits, they will also tour the family scattered sites.

HUD Compliance Monitoring Review: Our office has been informed that the Department of Housing and Urban Development has cleared the two findings and two concerns that were noted in their compliance monitoring that was completed in 2020. The review file is considered closed.

Rent Collection: Updated rent collection numbers will be provided at the meeting.

Housing Choice Voucher Program: During the month of February 2021, there were two housing choice vouchers released. Both were voluntarily released. None were over the age of 62.

For February 28, 2021 – we have 216 Port In vouchers and 38 Port Out vouchers.

CDBG Update:

For the homeowner rehab program:

- 1 in construction
- 4 in bidding process
- 3 in application process
- 1 on the waiting list

Housing Department Vacancy Report – For the Month Ending February 28, 2021

Fund: Public Housing – 291 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>2/28/21</u>
Empire	89	1.06%	0
Wilson	126	1.71%	1
Scattered Sites	76	1.17%	0

Fund: Section 8 New Construction – 162 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>2/28/21</u>
Germain	60	1.13%	0
Grace/NWB	102	0.47%	0

Fund: Tax Credit – 249 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>2/28/21</u>
Creeks	24	3.27%	2
Brownstones	12	0.00%	0
Swisshelm One	32	2.13%	0
Westwood One	32	3.13%	1
Swisshelm Two	32	1.56%	1
Westwood Two	32	0.00%	0
Riverside	85	5.69%	0

Fund: Affordable Housing – 79 Units			
		Yearly	Vacant
<u>Complex</u>	<u># of units</u>	<u>Vacancy Rate</u>	<u>2/28/21</u>
Eastwood	18	4.46%	0
Loehr	61	0.73%	1