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## **SPECIAL MEETING AGENDA**

**WEDNESDAY, JUNE 8, 2016 @ 12:00 NOON**

Please let Jon or Sherri know if you cannot attend this meeting.

Four Commissioners must be present to constitute a quorum.

1. **Roll Call.**
  
2. Approve **Meeting Minutes** of May 19, 2016.
  
3. **Executive Director Reports:**
  - a. Fox Pointe Townhomes:
    - 1.) Resolution to commit four (4) Section 8 Vouchers to the housing project.
    - 2.) Authorization to sign Letter of Commitment to Provide Other Rental Assistance.
  
4. **Adjourn.**



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**MINUTES OF A SPECIAL MEETING  
OF THE HOUSING AND REDEVELOPMENT  
AUTHORITY OF AUSTIN, MINNESOTA**

**1.) Roll Call.**

**Date & Time: June 8, 2016 at 12:00 Noon**

Commissioners Present: Judy Enright, Chair  
Janet Anderson, Secretary  
Jerry McCarthy  
Marvin Repinski  
David Hagen

Commissioners Absent: Vernon Lippert  
Leona Ruehmann, Vice-Chair

HRA staff Present: Jon Erichson, Executive Director  
Sherri Detloff, Finance Director

Others Present: Christopher Flood with Three Rivers Community Action

There being a quorum, the meeting was called to order by Chair Enright.

**2.) Approval of Minutes.**

It was moved by Commissioner McCarthy and seconded by Commissioner Anderson to approve minutes of the regular meeting on May 19, 2016. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

**3.) Executive Director Reports:**

**a. Fox Pointe Townhomes – Three River’s workforce housing:**

**1.) Resolution to commit four (4) Section 8 Vouchers to the housing project:**

To reiterate from last month’s meeting, MHFA is putting an emphasis on providing supportive housing for families that are Long-Term Homeless. In order to make the grant application more competitive we can gain 13 points if the HRA can use four (4) of its Section 8 tenant based vouchers and attach them to the project thus making them project based vouchers for homeless families to utilize.

There is a process for converting the Section 8 Vouchers from tenant-based to project-based that would need to be completed if the project application is successful. HUD would have to give approval for this conversion. The risk to the HRA is if these vouchers are not used for any given month, the HRA would be responsible for 80% of the contract rent for a period of 60 days upon occurrence. Three Rivers would own and manage the property and also be responsible for the supportive housing piece that the Long-Term Homeless families would need to be successful.

Christopher Flood from Three Rivers Community Action was in attendance to answer any questions about the grant application for tax credit funding through Minnesota Housing Finance Agency (MHFA) to build these 38 rental townhomes in Austin.

The following Resolution was introduced by Commissioner Anderson and seconded by Commissioner Repinski to support using four (4) vouchers to support families struggling with homelessness at Fox Pointe Townhomes which would be contingent upon a successful application and HUD approval.

**RESOLUTION #573**  
**RESOLUTION BY THE AUSTIN HRA SUPPORTING THE COMMITMENT**  
**OF FOUR PROJECT-BASED SECTION 8 VOUCHERS TO THE**  
**FOX POINTE TOWNHOMES TO SUPPORT FAMILIES**  
**STRUGGLING WITH HOMELESSNESS**

All present voted in favor of the Resolution, none in opposition thereto. The Resolution was declared passed and adopted.

**2.) Authorization to sign Letter of Commitment to Provide Other Rental Assistance:**

MHFA requires a Letter of Commitment to be submitted with the application that reiterates committing four project-based vouchers to the project for the homeless and also requires the HRA to ensure applicants on the HRA's waiting list be made aware of their eligibility to rent the units at Fox Point Townhomes.

It was moved by Commissioner Hagen and seconded by Commissioner McCarthy to authorize Executive Director Erichson to execute said Letter of Commitment.

**4.) Adjourn:**

There being no further business it was moved by Commissioner Hagen and seconded by Commissioner McCarthy to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The motion was passed and carried. The meeting was adjourned at 12:20 PM.

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Judy Enright, Chair

SEAL

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Janet Anderson, Secretary