



Housing and Redevelopment Authority Meeting

January 09, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Action Items

- [1.](#) Approval of Expenditures
- [2.](#) Approval of the Minutes from the HRA Meeting of December 5, 2024
- [3.](#) Approval of Exclusive Negotiations Agreement

Informational Items

- [4.](#) Update on Housing Programs

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: January 9, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are the check reports for the months of November and December 2024.

Recommendation

Staff recommend the HRA approve the expenditures for the period November 1, 2024, through December 31, 2024.

Attachments and Other Resources

- Check Reports

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



City of Fridley, MN

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	11/06/2024	Regular	0.00	59,134.41	31190
hra-1113	MONROE MOXNESS BERG PA	11/13/2024	Regular	0.00	549.13	31191
HRA-568	SCHWANKL, RACHEL	11/13/2024	Regular	0.00	5,000.00	31192
HRA-567	SVOBODA, MICHAEL	11/13/2024	Regular	0.00	500.00	31193
hra-1404	XCEL ENERGY	11/13/2024	Regular	0.00	14.89	31194
HRA-570	JOHNSON, KEVIN	11/20/2024	Regular	0.00	2,576.25	31195
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	11/20/2024	Regular	0.00	2,000.00	31196
HRA-569	PLATINUM POWER WASHING INC	11/20/2024	Regular	0.00	351.79	31197

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	8	0.00	70,126.47
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	8	0.00	70,126.47

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	8	0.00	70,126.47
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	8	0.00	70,126.47

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	11/2024	70,126.47
			70,126.47



City of Fridley, MN

Item 1.

Check Report

By Check Number

Date Range: 11/21/2024 - 12/24/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	11/27/2024	Regular	0.00	158,108.16	31198
hra-1703	QUICKSILVER EXPRESS COURIER	11/27/2024	Regular	0.00	48.26	31199
HRA-428	ZIMMERMAN, DOUGLAS	11/27/2024	Regular	0.00	3,286.00	31200
hra-1113	MONROE MOXNESS BERG PA	12/04/2024	Regular	0.00	5,002.96	31201
hra-1601	PASSAU LANDCARE INC	12/04/2024	Regular	0.00	1,320.00	31202
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	12/11/2024	Regular	0.00	2,000.00	31203
hra-1404	XCEL ENERGY	12/11/2024	Regular	0.00	11.36	31204
HRA -2700	EG RUD & SONS INC	12/18/2024	Regular	0.00	603.00	31205
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	12/24/2024	Regular	0.00	89,055.00	31206
hra-623	FRIDLEY, CITY OF	12/24/2024	Regular	0.00	191,532.31	31207
HRA-647	ZA, VANG	12/24/2024	Regular	0.00	500.00	31208

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	15	11	0.00	451,467.05
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	15	11	0.00	451,467.05

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	15	11	0.00	451,467.05
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	15	11	0.00	451,467.05

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	11/2024	161,442.42
099	Pooled Cash - HRA	12/2024	290,024.63
			451,467.05



AGENDA REPORT

Meeting Date: January 9, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of December 5, 2024

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of December 5, 2025.

Attachments and Other Resources

- HRA Minutes – December 5, 2024

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Housing and Redevelopment Authority

December 5, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chairperson Showalter called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

Present

Elizabeth Showalter

Gordon Backlund (arrived at 7:01 p.m.)

Troy Brueggemeier

John Buyse

Rachel Schwankl

Others Present

Paul Bolin, HRA Assistant Executive Director

Joe Starks, Finance Director

Vickie Johnson, Development Consultant

Action Items

1. Approval November 7, 2024, Meeting Minutes

Motion by Commissioner Buyse to approve the meeting minutes of November 7, 2024, as presented.

Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

2. Designation of an Official Newspaper for 2025

Paul Bolin, Assistant Executive Director, explained that annually the HRA designates an official newspaper. He stated that for the past six years that paper has been the *Minneapolis Star Tribune*, which has changed its name to the *Minnesota Star Tribune*. Staff recommends approval of the resolution as presented.

Commissioner Backlund arrived.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2024-05 Designating the Minnesota Star Tribune as the Official Newspaper of the Fridley Housing and Redevelopment Authority for the Year 2025. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

3. Resolution No. 2024-06 Designating Official Depositories for the Year 2025

Mr. Bolin stated that annually the HRA designates depositories for its funds and provided additional background information supporting the recommendation of staff to approve the resolution as presented.

Motion by Commissioner Buyse to approve HRA Resolution No. 2024-06 Designating Official Depositories for the Housing and Redevelopment Authority for the Year 2025. Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

4. Proposed 2025 Budget

Joe Starks, Finance Director, stated that this information was reviewed in more detail at the November meeting and asked the Commission to formally approve the HRA 2025 budget tonight. He provided a brief summary of the HRA budget components, highlighting any changes since the November review.

Commissioner Schwankl asked how the sales tax revenue the City will receive will be used. Mr. Bolin replied that those funds would be used towards the loan and grant programs which have income limits. Mr. Starks explained how the funds are allocated and shown in the budget, confirming that those funds can only be used as described by Mr. Bolin.

Motion by Commissioner Brueggemeier to approve of the 2025 HRA Budget as proposed. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

Informational Items

5. Update on Housing Programs

Mr. Bolin provided an update on the loan and housing program activity during the past month as well as year to date. He noted that it has been a very successful year.

Adjournment

Motion by Commissioner Buyse to adjourn the meeting. Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: January 9, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Exclusive Negotiations Agreement

Background

Staff is asking the Authority to approve a Contract for Exclusive Negotiations with Centra Homes, LLC regarding potential housing development on the Authority-owned land at old Central Avenue N.E. and Mississippi Street N.E. Centra Homes has proposed constructing 24-27 single-family homes on the site, with construction to begin by the Fall of this year.

The Contract would be effective through May 31, 2025, during which time Centra Homes would conduct necessary due diligence including geotechnical analysis, utility assessment, and preparation of preliminary site plans. They will also develop a project pro forma and marketing strategy for the owner-occupied homes. Throughout this period, the Authority would help with land use applications and permit review while maintaining exclusive negotiations with Centra Homes.

The contract allows both parties to work toward a comprehensive Redevelopment Contract that would address crucial elements including purchase price, development timeline, construction quality standards, and other specific requirements. The agreement includes provisions for the creation of a homeowner's association to manage lawn and irrigation maintenance for the development.

Recommendation

Staff recommend the approval of HRA Resolution No. 2025-01, approving the contract for exclusive negotiations.

Attachments and Other Resources

- HRA Resolution No. 2025-01
- Contract for Exclusive Negotiations

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-01

Contract for Exclusive Negotiations

Whereas, the Housing and Redevelopment Authority in and for the City of Fridley (the "Authority") held a "Request for Qualifications" process to select a developer for the Authority owned property located at Central Avenue and Mississippi Street; and

Whereas, Centra Homes, LLC was the development group most qualified to meet the needs of the City; and

Whereas, a Contract for Exclusive Negotiations provides assurances to Centra Homes that the Authority intends to work with them exclusively on the development of the site; and

Whereas, the exclusive negotiations time period allows Centra Homes, LLC to complete their due diligence, develop site plans for Authority review, and work with the Authority on a Development Contract.

Now, therefore be it resolved, that the Authority approves the Contract for Exclusive Negotiations with Centra Homes, LLC.

Passed and adopted by the Housing & Redevelopment Authority in and for the City of Fridley this 9th day of January, 2025.

Elizabeth Showalter - Chairperson

Attest:

Walter T. Wysopal - Executive Director

EXECUTION: January _____, 2025

CONTRACT

FOR

EXCLUSIVE NEGOTIATIONS

By and Between the

HOUSING AND REDEVELOPMENT AUTHORITY

In and For

THE CITY OF FRIDLEY, MINNESOTA

And

CENTRA HOMES, LLC

This document was drafted by:

Vickie L. Loher-Johnson, Esq.
Monroe Moxness Berg PA
7760 France Ave South, Suite 700
Minneapolis, MN 55435
952-885-5999

CONTRACT FOR EXCLUSIVE NEGOTIATIONS

THIS AGREEMENT, effective as of this ____ day of January, 2025 is between the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota (“Authority”), having its principal offices at 7071 University Avenue N.E., Fridley, Minnesota 55432, and Centra Homes, LLC, a Minnesota limited liability company with its principal offices at 11460 Robinson Drive NW, Minneapolis, MN 55433 (“Redeveloper”).

WHEREAS, in December of 2024, the Redeveloper made a presentation to the Authority and the City Council of the City of Fridley with regard to the potential development of housing on land owned by the Authority and located in the area of Central Avenue N.E. and Mississippi Street N.E. in the City of Fridley as generally identified on the map attached hereto as Schedule A (the “Site”); and

WHEREAS, the Redeveloper is proposing to develop the Site and is requesting that the Authority negotiate exclusively with the Redeveloper while the Site is being studied and designed; and

WHEREAS, the Authority is willing to negotiate exclusively with the Redeveloper provided certain conditions described below are met;

NOW, THEREFORE, in consideration of the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

Section 1.1. Definitions. In addition to the words and terms elsewhere defined in this Agreement, the following words and terms shall have the following meanings in this Agreement unless a different meaning clearly appears from the context:

“Agreement” means this Agreement, as the same may be from time to time modified, amended, or supplemented.

“Authority” means the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota.

“City” means the City of Fridley, Minnesota.

“Council” means the Council of the City.

“Minimum Improvements” means 24 – 27 single family housing units.

“Party” means a party to this Agreement.

“Purchase Price” means the amount to be paid by the Redeveloper for the Site.

“Redeveloper” means Centra Homes, LLC, a Minnesota limited liability company.

“Redevelopment Contract” means the Contract for Private Redevelopment described in Section 4 of this Agreement.

“Redevelopment Project” means the Redevelopment Property and the Minimum Improvements.

“Site” means the real property generally depicted on Schedule A of this Agreement.

“State” means the State of Minnesota.

Section 2.1. Representations by the Authority. The Authority represents that it is a public body duly organized and existing under the laws of the State and that it has the power to enter into this Agreement and carry out its obligations hereunder.

Section 2.2. Representations by the Redeveloper. The Redeveloper represents as follows:

- (A) The Redeveloper is a Minnesota limited liability company authorized to do business in the State of Minnesota and has duly authorized the execution of this Agreement and the performance of its obligations hereunder.
- (B) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement will constitute a breach of any obligations of the Redeveloper under the terms and conditions of any indebtedness, agreement or instrument of whatever nature to which Redeveloper is now a party or by which it is bound, which breach will materially adversely affect the ability of Redeveloper to perform its obligations under this Agreement.

Section 3.1. Redeveloper Responsibilities. The Authority will provide all existing applicable due diligence reports, documents, and plans related to the Site to the Redeveloper however the Authority makes no representations or warranties as to the completeness or accuracy of the reports, documents and plans it provides. The Redeveloper shall be responsible for conducting its own due diligence at the sole cost and expense of Redeveloper including:

- (A) Conduct geotechnical analysis, as necessary.
- (B) Determine the adequacy of the available utilities.
- (C) Review information needed for Watershed District approval and any other governmental approvals needed by the Redeveloper for completion of the Redevelopment Project.
- (D) Prepare a preliminary site plan for the Site showing the size, nature and location of the Minimum Improvements including architectural design of the multi-family housing units, use of exterior materials, landscaping, fencing, lighting and parking.

- (E) Prepare a preliminary marketing analysis showing the need and a proposed development schedule for all phases of the Minimum Improvements.
- (F) Prepare a project pro forma for the initial phase of the Minimum Improvements.
- (G) Develop a marketing plan for owner-occupied housing and potential builders to commence vertical home construction by the Fall of 2025.

Section 3.2. Authority Responsibilities. The Authority shall be responsible for the following:

- (A) Assist the Redeveloper with permit review and application for grants if needed.
- (B) Negotiate exclusively with the Redeveloper in accordance with the terms of this Agreement.

Section 4.1. Contract for Private Redevelopment. Prior to the termination of this Agreement, the Parties shall negotiate the terms of a Redevelopment Contract. Authority and Redeveloper agree to work expeditiously and in good faith toward a Redevelopment Contract. Each Party must find the terms acceptable in that Party's complete and unfettered discretion. The Redevelopment Contract shall address the issues involving the development of the Site, including the following:

- A. The Purchase Price
- B. Timing of the Minimum Improvements
- C. Composition and quality of the Minimum Improvements
- D. Timing of any public improvements
- E. Redeveloper guarantees
- F. Duration
- G. Geotechnical and environmental issues
- H. The creation of homeowner's association ("HOA") and related documents for the Site, with a declaration or similar agreement associated therewith to be recorded by the Redeveloper at the closing on the acquisition of the Site ("HOA Declaration"). The HOA Declaration is to include, among other actions of the HOA as determined by the Redeveloper, the process by which the HOA collects from the owner(s) of each parcel contained within the Site a sufficient and reasonable monthly allotment to cover landscaping maintenance, irrigation and snow removal costs associated with the individual parcels to be located on the Site. The Declaration will be subject

to the reasonable review and approval of the Authority as a condition of closing.

Section 5.1. Termination. This Agreement shall automatically terminate on May 31, 2025, unless both parties agree in writing to extend this Agreement. The indemnification obligations of Redeveloper, as set forth in Section 6.1, shall expressly survive such termination.

Section 5.2. Effect. This Agreement outlines the Parties' understanding that they intend to negotiate in good faith and that such negotiations may lead to the execution of a definitive Redevelopment Contract. Each Party retains throughout the course of this Agreement complete and unfettered discretion to conduct its negotiations and perform its responsibilities in the manner it sees fit. The Parties agree that upon termination of this Agreement they shall have no further obligation to each other except as provided for in this Agreement and the Parties further agree to execute any document reasonably necessary to evidence termination.

Section 6.1. Additional Provisions:

- (A) The Redeveloper's rights under this Agreement cannot be assigned without the express written consent of the Authority.
- (B) Each Party shall make all reasonable efforts to cooperate with the other Party in that Party's efforts to fulfill its responsibilities under this Agreement.
- (C) Except for any willful misrepresentation or any willful or wanton misconduct by the Authority, the City, or their agents, officers, and employees, the Redeveloper shall hold the Authority and the City, their agents, officers and employees harmless from any of the Redeveloper's acts or the acts of those operating under the Redeveloper's direction arising from Redeveloper's marketing, acquisition, and construction of the Minimum Improvements.
- (D) The Parties are not partners in the development of the Minimum Improvements or in any activities contemplated by the Agreement.
- (E) Notice, demand, or other communication from one party to the other shall be deemed effective if sent by certified mail, postage prepaid, return receipt requested or delivered personally to a party at its address in the first paragraph of this Agreement, or at such other address as such party may designate in writing to the other party.
- (F) In the event of termination of this Agreement due to site constraints which render the property undevelopable, and in the absence of a Redevelopment Agreement, Redeveloper shall within thirty (30) days of such termination make available to the Authority for the Authority's unrestricted use and at no cost to the Authority, all non-proprietary work product, including market analyses, soil and engineering reports, geotechnical reports, infrastructure construction budgets, research materials and other documentation

produced specifically for the Redevelopment Project. This obligation shall survive termination of this Agreement.

- (G) This Agreement is not to be recorded against the Site.
- (H) The Redeveloper shall indemnify, defend and hold the Authority harmless from and against any and all direct losses, damages, causes of action, claims, liabilities, cost and expenses (including reasonable attorneys' fees and court costs) ("**Claims**"), suffered or incurred by the Authority as a result of the entry upon the Site or the performance of any inspection or work upon the Site by Redeveloper, its agents, contractors, and employees, including, without limitation, those Claims arising from mechanics' liens, injury to persons or damage to the Site, including to any improvements located on the Site. All entries, inspections and/or work upon the Site by Redeveloper, its agents, contractors and employees shall be at the sole risk of such entrants. Redeveloper and its agents and/or contractors must carry the following forms of insurance relative to the conduct of any entry, inspection and/or work on the Site: Commercial General Liability \$1,000,000 per occurrence; \$2,000,000 aggregate; Automobile liability combined single limit \$1,000,000; Umbrella liability \$2,000,000 aggregate; and Workers compensation and employers' liability as required by statute. The indemnification obligations of Redeveloper relative to Claims under this paragraph shall survive expiration or termination of the Agreement.

IN WITNESS WHEREOF, the Authority has caused this Agreement to be duly executed in its name and behalf, and the Redeveloper has caused this Agreement to be duly executed in its name and behalf, both as of the date first above written.

[Signatures on following pages]

Dated: January ____, 2025

HOUSING AND REDEVELOPMENT
AUTHORITY IN AND FOR THE CITY OF
FRIDLEY, MINNESOTA

By: _____
Its Chairperson

By: _____
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of January, 2025, before me, a notary public within and for Anoka County, personally appeared _____ and _____, to me personally known, who by me duly sworn, did say that they are the Chairperson and Executive Director, respectively, of Housing and Redevelopment Authority in and for the City of Fridley, Minnesota, and acknowledged the foregoing instrument on behalf of said Authority.

Notary Public

Authority Signature Page – Contract for Exclusive Negotiations

Dated: January ____, 2025

CENTRA HOMES, LLC

By: _____

Name: _____

Its: _____

[illegible]

On this _____ day of January, 2025, before me, a notary public within and for _____ County, personally appeared _____, to me personally known, who by me duly sworn, did say that he/she is the _____, of Centra Homes, LLC, a Minnesota limited liability company, and acknowledged the foregoing instrument on behalf of said limited liability company.

Notary Public

Redeveloper Signature Page – Contract for Exclusive Negotiations

SCHEDULE A

General Depiction of the Site



4904-2950-6311, v. 4



AGENDA REPORT

Meeting Date: January 9, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Update on Housing Programs

Background

On a monthly basis, staff will provide updates from CEE on the past month's activity for the Authority's loan programs, remodeling advisor visits and Home Energy Squad Visits.

Attachments and Other Resources

- Chart of Loans Issued and Remodeling Advisor Visits

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Fridley Loan Summary Report

Activity for Period 11/16/2024 - 12/15/2024

Item 4.



Application packets requested/mailed:	This period:	0	Year-to-Date:	5
Residential Advisor Visits:	This period:	0	Year-to-Date:	26
Loans currently in process for residents in your City/Neighborhood:			45	

Closed Loans

This period:

Year-to-Date:

FHF

2-4 Unit Revolving

0.00

Units

0

0.00

Units

0

Total

0.00

0

0.00

0

Fridley

Units

0

Units

0

Closed End

70,361.00

3

763,127.17

31

Down Payment Assistance

10,000.00

2

40,000.00

7

Home Betterment Deferred

0.00

0

79,451.00

5

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

6,502.20

1

Mobile Home Closed End

0.00

0

0.00

0

Multi Family Exterior Closed End

0.00

0

50,458.82

2

Senior Deferred

0.00

0

200,000.00

13

Total

80,361.00

5

1,139,539.19

59

Leveraged Funds

This period:

Year-to-Date:

CEE

0.00

Units

0

17,960.00

Units

1

MHFA FUF

0.00

0

42,772.00

1

Total

0.00

0

60,732.00

2

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	1.22
Air Conditioning	3	3.66
Bathrooms	5	6.10
Deck	2	2.44
Down Payment Assistance	7	8.54
Driveways	5	6.10
Electrical	2	2.44
Flooring/Carpet/Tile	3	3.66
Foundations/Basement	1	1.22
Garage	2	2.44
Heating System	2	2.44
Insulation	4	4.88
Kitchens	4	4.88
Landscaping	2	2.44
Other Exterior Improvements	9	10.98
Other Interior Improvements	2	2.44
Plumbing	4	4.88
Roof	8	9.76
Sidewalks, Steps	4	4.88
Siding, Stucco, Exterior Paint	4	4.88
Solar-PV	5	6.10
Thermostat	1	1.22
Windows, Doors, Storm Windows, Storr	2	2.44

Types of Properties Financed YTD	#	% of Total
Condominium	1	Item 4.
Single Family Residence	52	85.25
Townhouse	6	9.84
Two to Four Unit Property	2	3.28