



# Housing and Redevelopment Authority Meeting

August 6, 2026 at 7 p.m.  
7071 University Avenue NE

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## Agenda

### Call to Order

### Roll Call

### Action Items

1. Approval of Expenditures
2. Approval of the Minutes from the HRA Meeting of June 4, 2026

### Informational Items

3. Update on Housing Programs
4. Proposed LAHA Pilot Programs - Discussion & Review

### Adjournment

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#### Accessibility Notice:

If you need free interpretation or translation assistance, please contact City staff. Upon request, accommodations will be provided to allow individuals with disabilities or those needing interpretation services to participate in City of Fridley services, programs or activities. If you are in need of an interpreter or require auxiliary aids, contact the City at 763-572-3450 at least five business days in advance to ensure arrangements can be made.

A solicitud, se darán adaptaciones para permitir que las personas con discapacidades o las que necesiten servicios de interpretación participen en los servicios, programas o actividades de la Ciudad de Fridley. Si necesita un intérprete o requiere ayudas auxiliares, comuníquese con la Ciudad al 763-572-3450 al menos cinco días hábiles de antelación para asegurar que se puedan hacer los arreglos.

Markii la codsado, adeegyo caawimaad ah ayaa la siin doonaa dadka naafada ah ama kuwa u baahan adeegga turjumaadda si ay uga qayb qaataan adeegyada, barnaamijyada, ama hawlaha magaalada Fridley. Haddii aad u baahan tahay turjubaan ama qalabka caawiya dadka naafada ah, kala xiriir Magaalada taleefankan 763-572-3450 ugu yaraan shan maalmood oo shaqo kahor, si loo hubiyo in qabanqaabada lagu sameeyo.

Raws li kev thov, yuav muaj kev pab tshwj xeeb rau cov neeg xiam oob qhab lossis cov uas xav tau kev pab txhais lus kom lawv tuaj koom tau nrog Nroog Fridley (City of Fridley service) cov kev pab cuam, cov kev kawm, los sis cov dej num sib txawv. Yog koj xav tau neeg txhais lus los sis xav tau lwm yam kev pab, thov hu rau lub Nroog ntawm 763-572-3450 kom tsis pub tsawg tshaj tsib hnub ua hauj lwm ua ntej, xwv kom peb thiaj li npaj tau rau koj raws li lub sij hawm ntawv.



# AGENDA REPORT

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**Meeting Date:** August 6, 2026  
**Meeting Type:** Housing and Redevelopment Authority  
**Submitted By:** Paul Bolin, Community Development Director  
**Title:** Approval of Expenditures

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## Background

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Approval of the expenditures between June 1 and July 30, 2026.

## Financial Impact

## Recommendation

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Staff recommends approval of the Expenditures.

## Focus on Fridley Strategic Alignment

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- \_\_\_\_\_ Vibrant Neighborhoods & Places
  - \_\_\_\_\_ Financial Stability & Commercial Prosperity
  - \_\_\_\_\_ Organizational Excellence
  - \_\_\_\_\_ Community Identity & Relationship Building
  - \_\_\_\_\_ Public Safety & Environmental Stewardship

## Attachments and Other Resources

- 
1. 06-25-26 HRA Bank Transaction Report
  2. 07-30-26 HRA Bank Transaction Report

## Vision Statement

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



City of Fridley, MN

# Bank Transaction Report

Issued Date Range: 01/01/2026 - 06/25/2026

## Transaction Detail

| Date                             | Description                              | Type       | Amount               |
|----------------------------------|------------------------------------------|------------|----------------------|
| <b>Bank Account: Fridley HRA</b> |                                          |            |                      |
| 01/08/2026                       | BIGLOW, LARRY Y                          | Check      | -500.00              |
| 01/08/2026                       | CENTRAL MN TREE SERVICE                  | Check      | -3,500.00            |
| 01/08/2026                       | LHB INC                                  | Check      | -6,247.10            |
| 01/08/2026                       | SVOBODA, MICHAEL                         | Check      | -2,729.13            |
| 01/14/2026                       | LECUYER, ROBIN                           | Check      | -5,000.00            |
| 01/14/2026                       | MONROE MOXNESS BERG PA                   | Check      | -4,726.25            |
| 01/14/2026                       | NORTHLAND SECURITIES INC                 | Check      | -5,868.00            |
| 01/28/2026                       | ANOKA COUNTY                             | Check      | -295,768.36          |
| 01/28/2026                       | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -33,702.70           |
| 01/28/2026                       | CUSTOM GRAPHIX                           | Check      | -194.00              |
| 01/28/2026                       | MEDTRONIC                                | Check      | -395,078.65          |
| 01/28/2026                       | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2,000.00            |
| 01/28/2026                       | FRIDLEY CITY APARTMENTS LP (Bank Draft)  | Bank Draft | -19,177.71           |
| 01/28/2026                       | FRIDLEY MARKET APARTMENTS (Bank Draft)   | Bank Draft | -120,532.73          |
| 01/28/2026                       | FRIDLEY SENIOR APARTMENTS (Bank Draft)   | Bank Draft | -133,361.61          |
| 01/28/2026                       | HYDE DEVELOPMENT LLC (Bank Draft)        | Bank Draft | -51,242.55           |
|                                  | <b>01-2026 Total</b>                     |            | <b>-1,079,628.79</b> |
| 02/09/2026                       | BEL FRIDLEY LLC/AXLE APTS                | Bank Draft | -355,354.76          |
| 02/11/2026                       | MONROE MOXNESS BERG PA                   | Check      | -5,016.00            |
| 02/11/2026                       | NORTHLAND SECURITIES INC                 | Check      | -1,423.75            |
| 02/18/2026                       | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -6,550.00            |
| 02/18/2026                       | MONROE MOXNESS BERG PA                   | Check      | -2,272.50            |
| 02/18/2026                       | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2,000.00            |
| 02/25/2026                       | ECONOMIC DEVELOPMENT ASSOC OF MN-EDAM    | Check      | -815.00              |
|                                  | <b>02-2026 Total</b>                     |            | <b>-373,432.01</b>   |
| 03/04/2026                       | FRIDLEY, CITY OF                         | Check      | -2,010.12            |
| 03/24/2026                       | MONROE MOXNESS BERG PA                   | Check      | -1,473.75            |
| 03/24/2026                       | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2,000.00            |
| 03/24/2026                       | QUICKSILVER EXPRESS COURIER              | Check      | -79.75               |
|                                  | <b>03-2026 Total</b>                     |            | <b>-5,563.62</b>     |
| 04/06/2026                       | CARLSON ENGINEERING LLC                  | Check      | -4,071.78            |
| 04/06/2026                       | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -70,778.76           |
| 04/15/2026                       | CHRISTIAN, IDROVO PERDOMO                | Check      | -500.00              |
| 04/15/2026                       | MONROE MOXNESS BERG PA                   | Check      | -1,651.25            |
| 04/22/2026                       | ANOKA COUNTY PROPERTY RECORDS & TAXATION | Check      | -83.74               |
| 04/22/2026                       | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2,000.00            |
| 04/29/2026                       | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -22,300.00           |

|            |                                       |                                 |                    |
|------------|---------------------------------------|---------------------------------|--------------------|
|            |                                       | <b>04-2026 Total</b>            | <b>-101,385.53</b> |
| 05/13/2026 | BROOKLYN PARK, CITY OF                | Check                           | -561.00            |
| 05/13/2026 | METRO NORTH CHAMBER OF COMMERCE       | Check                           | -480.50            |
| 05/20/2026 | MONROE MOXNESS BERG PA                | Check                           | -422.50            |
|            |                                       | <b>05-2026 Total</b>            | <b>-1,464.00</b>   |
| 06/03/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE) | Check                           | -149,655.62        |
| 06/03/2026 | NORTH STATE ADVISERS & ASSOCIATES     | Check                           | -2,000.00          |
| 06/03/2026 | PASSAU LANDCARE INC                   | Check                           | -1,533.00          |
| 06/10/2026 | MONROE MOXNESS BERG PA                | Check                           | -436.75            |
| 06/10/2026 | PASSAU LANDCARE INC                   | Check                           | -766.50            |
| 06/10/2026 | TWIN CITIES NORTH CHAMBER OF COMMERCE | Check                           | -525.00            |
| 06/17/2026 | ARMSTRONG, DIANNE                     | Check                           | -500.00            |
| 06/17/2026 | NORTH STATE ADVISERS & ASSOCIATES     | Check                           | -2,000.00          |
| 06/17/2026 | NORTHLAND SECURITIES INC              | Check                           | -1,304.00          |
| 06/24/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE) | Check                           | -206,419.06        |
| 06/24/2026 | PASSAU LANDCARE INC                   | Check                           | -766.50            |
|            |                                       | <b>06-2026 Total</b>            | <b>-365,906.43</b> |
|            |                                       | <b>Bank Account Total: (48)</b> | <b>-1927380.38</b> |
|            |                                       | <b>Report Total: (48)</b>       | <b>-1927380.38</b> |

**Bank Account**

[Fridley HRA](#)

|                      |              |                    |
|----------------------|--------------|--------------------|
|                      | <b>Count</b> | <b>Amount</b>      |
|                      | 48           | -1927380.38        |
| <b>Report Total:</b> | <b>48</b>    | <b>-1927380.38</b> |

**Cash Account**

[099 099-101100 Cash in Bank - HRA Pooled Cash](#)

|                      |              |                    |
|----------------------|--------------|--------------------|
|                      | <b>Count</b> | <b>Amount</b>      |
|                      | 48           | -1927380.38        |
| <b>Report Total:</b> | <b>48</b>    | <b>-1927380.38</b> |

|                         |              |                    |
|-------------------------|--------------|--------------------|
| <b>Transaction Type</b> | <b>Count</b> | <b>Amount</b>      |
| Bank Draft              | 5            | -679669.36         |
| Check                   | 43           | -1247711.02        |
| <b>Report Total:</b>    | <b>48</b>    | <b>-1927380.38</b> |



City of Fridley, MN

# Bank Transaction Report

Issued Date Range: 01/01/2026 - 07/30/2026

## Transaction Detail

Date

Description

Type

Amount

Bank Account: Fridley HRA

|            |                                          |            |                      |
|------------|------------------------------------------|------------|----------------------|
| 01/08/2026 | BIGLOW, LARRY Y                          | Check      | -500.00              |
| 01/08/2026 | CENTRAL MN TREE SERVICE                  | Check      | -3500.00             |
| 01/08/2026 | LHB INC                                  | Check      | -6247.10             |
| 01/08/2026 | SVOBODA, MICHAEL                         | Check      | -2729.13             |
| 01/14/2026 | LECUYER, ROBIN                           | Check      | -5000.00             |
| 01/14/2026 | MONROE MOXNESS BERG PA                   | Check      | -4726.25             |
| 01/14/2026 | NORTHLAND SECURITIES INC                 | Check      | -5868.00             |
| 01/28/2026 | ANOKA COUNTY                             | Check      | -295768.36           |
| 01/28/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -33702.70            |
| 01/28/2026 | CUSTOM GRAPHIX                           | Check      | -194.00              |
| 01/28/2026 | MEDTRONIC                                | Check      | -395078.65           |
| 01/28/2026 | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2000.00             |
| 01/28/2026 | FRIDLEY CITY APARTMENTS LP (Bank Draft)  | Bank Draft | -19177.71            |
| 01/28/2026 | FRIDLEY MARKET APARTMENTS (Bank Draft)   | Bank Draft | -120532.73           |
| 01/28/2026 | FRIDLEY SENIOR APARTMENTS (Bank Draft)   | Bank Draft | -133361.61           |
| 01/28/2026 | HYDE DEVELOPMENT LLC (Bank Draft)        | Bank Draft | -51242.55            |
|            | <b>01-2026 Total</b>                     |            | <b>-1,079,628.79</b> |
| 02/09/2026 | BEL FRIDLEY LLC/AXLE APTS                | Bank Draft | -355354.76           |
| 02/11/2026 | MONROE MOXNESS BERG PA                   | Check      | -5016.00             |
| 02/11/2026 | NORTHLAND SECURITIES INC                 | Check      | -1423.75             |
| 02/18/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -6550.00             |
| 02/18/2026 | MONROE MOXNESS BERG PA                   | Check      | -2272.50             |
| 02/18/2026 | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2000.00             |
| 02/25/2026 | ECONOMIC DEVELOPMENT ASSOC OF MN-EDAM    | Check      | -815.00              |
|            | <b>02-2026 Total</b>                     |            | <b>-373,432.01</b>   |
| 03/04/2026 | FRIDLEY, CITY OF                         | Check      | -2010.12             |
| 03/24/2026 | MONROE MOXNESS BERG PA                   | Check      | -1473.75             |
| 03/24/2026 | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2000.00             |
| 03/24/2026 | QUICKSILVER EXPRESS COURIER              | Check      | -79.75               |
|            | <b>03-2026 Total</b>                     |            | <b>-5,563.62</b>     |
| 04/06/2026 | CARLSON ENGINEERING LLC                  | Check      | -4071.78             |
| 04/06/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -70778.76            |
| 04/15/2026 | CHRISTIAN, IDROVO PERDOMO                | Check      | -500.00              |
| 04/15/2026 | MONROE MOXNESS BERG PA                   | Check      | -1651.25             |
| 04/22/2026 | ANOKA COUNTY PROPERTY RECORDS & TAXATION | Check      | -83.74               |
| 04/22/2026 | NORTH STATE ADVISERS & ASSOCIATES        | Check      | -2000.00             |
| 04/29/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE)    | Check      | -22300.00            |
|            | <b>04-2026 Total</b>                     |            | <b>-101,385.53</b>   |
| 05/13/2026 | BROOKLYN PARK, CITY OF                   | Check      | -561.00              |
| 05/13/2026 | METRO NORTH CHAMBER OF COMMERCE          | Check      | -480.50              |

|            |                                                     |                                 |                    |
|------------|-----------------------------------------------------|---------------------------------|--------------------|
| 05/20/2026 | MONROE MOXNESS BERG PA                              | Check                           | -422.50            |
|            |                                                     | <b>05-2026 Total</b>            | <b>-1,464.00</b>   |
| 06/03/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE)               | Check                           | -149655.62         |
| 06/03/2026 | NORTH STATE ADVISERS & ASSOCIATES                   | Check                           | -2000.00           |
| 06/03/2026 | PASSAU LANDCARE INC                                 | Check                           | -1533.00           |
| 06/10/2026 | MONROE MOXNESS BERG PA                              | Check                           | -436.75            |
| 06/10/2026 | PASSAU LANDCARE INC                                 | Check                           | -766.50            |
| 06/10/2026 | TWIN CITIES NORTH CHAMBER OF COMMERCE               | Check                           | -525.00            |
| 06/17/2026 | ARMSTRONG, DIANNE                                   | Check                           | -500.00            |
| 06/17/2026 | NORTH STATE ADVISERS & ASSOCIATES                   | Check                           | -2000.00           |
| 06/17/2026 | NORTHLAND SECURITIES INC                            | Check                           | -1304.00           |
| 06/24/2026 | CENTER FOR ENERGY & ENVIRONMENT (CEE)               | Check                           | -206419.06         |
| 06/24/2026 | PASSAU LANDCARE INC                                 | Check                           | -766.50            |
|            |                                                     | <b>06-2026 Total</b>            | <b>-365,906.43</b> |
| 07/15/2026 | MONROE MOXNESS BERG PA                              | Check                           | -1417.64           |
| 07/15/2026 | NORTH STATE ADVISERS & ASSOCIATES                   | Check                           | -2000.00           |
| 07/15/2026 | PASSAU LANDCARE INC                                 | Check                           | -766.50            |
| 07/22/2026 | NEVILLES, JEANNETTE                                 | Check                           | -4466.58           |
| 07/22/2026 | NORTHLAND SECURITIES INC                            | Check                           | -16705.00          |
| 07/22/2026 | SHREWSBURY, OKSAM                                   | Check                           | -500.00            |
| 07/29/2026 | ANOKA COUNTY PROPERTY RECORDS & TAXATION            | Check                           | -9786.84           |
| 07/29/2026 | PASSAU LANDCARE INC                                 | Check                           | -766.50            |
| 07/30/2026 | BEL FRIDLEY LLC/AXLE APTS (Bank Draft)              | Bank Draft                      | -313254.06         |
| 07/30/2026 | FRIDLEY CITY APARTMENTS LP (Bank Draft)             | Bank Draft                      | -17638.05          |
| 07/30/2026 | FRIDLEY MARKET APARTMENTS (Bank Draft)              | Bank Draft                      | -118595.69         |
| 07/30/2026 | FRIDLEY SENIOR APARTMENTS (Bank Draft)              | Bank Draft                      | -130593.29         |
| 07/30/2026 | ROERS FRIDLEY APARTMENTS/CALLISTO APTS (Bank Draft) | Bank Draft                      | -150135.00         |
|            |                                                     | <b>07-2026 Total</b>            | <b>-763,207.51</b> |
|            |                                                     | <b>Bank Account Total: (61)</b> | <b>-2694005.53</b> |
|            |                                                     | <b>Report Total: (61)</b>       | <b>-2694005.53</b> |

|                             |              |                    |
|-----------------------------|--------------|--------------------|
| <b>Bank Account</b>         | <b>Count</b> | <b>Amount</b>      |
| <a href="#">Fridley HRA</a> | 61           | -2694005.53        |
| <b>Report Total:</b>        | <b>61</b>    | <b>-2694005.53</b> |

|                                                            |              |                    |
|------------------------------------------------------------|--------------|--------------------|
| <b>Cash Account</b>                                        | <b>Count</b> | <b>Amount</b>      |
| <a href="#">099 099-101100 Cash in Bank - HRA Pooled C</a> | 61           | -2694005.53        |
| <b>Report Total:</b>                                       | <b>61</b>    | <b>-2694005.53</b> |

|                         |              |                    |
|-------------------------|--------------|--------------------|
| <b>Transaction Type</b> | <b>Count</b> | <b>Amount</b>      |
| Bank Draft              | 10           | -1409885.45        |
| Check                   | 51           | -1284120.08        |
| <b>Report Total:</b>    | <b>61</b>    | <b>-2694005.53</b> |



# AGENDA REPORT

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**Meeting Date:** August 6, 2026  
**Meeting Type:** Housing and Redevelopment Authority  
**Submitted By:** Julie Beberg, Office Coordinator  
**Title:** Approval of the Minutes from the HRA Meeting of June 4, 2026

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## Background

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Minutes from June 4, 2026 for approval.

## Recommendation

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Staff recommends the HRA approve the minutes from June 4, 2026

## Attachments and Other Resources

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1. 2.1 HRA 06-04-2026

## Vision Statement

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



# Housing and Redevelopment Authority

June 4, 2026

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  
Troy Brueggemeier  
Frank Inamagua  
Rachel Schwankl

### **Absent**

### **Others Present**

Stacy Stromberg, HRA Assistant Executive Director

### **Action Items**

1. Approval of Expenditures

*Motion by Commissioner Backlund to approve the expenditures. Seconded by Commissioner Inamagua.*

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

2. Approval January 8, 2026, Meeting Minutes

*Motion by Commissioner Inamagua to approve the meeting minutes of January 8, 2026, as presented. Seconded by Commissioner Backlund.*

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

3. Annual Election of Officers

Stacy Stromberg, HRA Assistant Executive Director, stated that each year at the June meeting, the HRA nominates a Chair and Vice Chair.

Commissioner Schwankl nominated Chair Showalter for the position of Chair.

Chair Showalter accepted the nomination.

Commissioner Inamagua nominated Commissioner Brueggemeier for the position of Vice Chair.

Commissioner Brueggemeier accepted the nomination.

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

#### **Informational Items**

##### **4. Update on Housing Programs**

Ms. Stromberg provided an update on the year-to-date activity on the loans and programs.

Chair Showalter asked for more information on the senior deferred loan program. Ms. Stromberg stated that the program is still popular and believes they will have more interest throughout the year.

Commissioner Inamagua asked if there is a record of applicants for the programs. Ms. Stromberg stated that there have been 38 applicants, and 13 of those applicants were approved.

Commissioner Backlund stated that he believes he will be reaching the end of his term within the next month and asked for more information. Ms. Stromberg replied that the City Council makes the appointment, and if he is interested, he could seek reappointment.

Commissioner Inamagua asked if the July meeting would be delayed a week to avoid the holiday. Ms. Stromberg replied that they did not anticipate changing that meeting date if there is a need for a meeting.

#### **Adjournment**

*Motion by Commissioner Brueggemeier 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 7:08 p.m.*

Respectfully submitted,

Stacy Stromberg, Staff Liaison

# AGENDA REPORT



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**Meeting Date:** August 6, 2026  
**Meeting Type:** Housing and Redevelopment Authority  
**Submitted By:** Nancy Abts, Senior Planner  
**Title:** Update on Housing Programs

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## Background

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## Recommendation

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## Attachments and Other Resources

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1. 4.1 6-16-26 to 7-15-26 Fridley

### 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 6/16/2026 - 7/15/2026



|                                                                            |              |   |               |    |
|----------------------------------------------------------------------------|--------------|---|---------------|----|
| Application packets requested/mailed:                                      | This period: | 2 | Year-to-Date: | 3  |
| Residential Advisor Visits:                                                | This period: | 1 | Year-to-Date: | 10 |
| Applications received and processed in your City/Neighborhood this period: |              |   | 42            |    |

### 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

67,085.97

4

495,304.67

17

#### Down Payment Assistance

40,000.00

4

60,000.00

6

#### Home Betterment Deferred

32,670.00

2

150,000.00

8

#### Last Resort

0.00

0

0.00

0

#### Last Resort Emergency Deferred

0.00

0

10,000.00

1

#### Mobile Home Closed End

0.00

0

0.00

0

#### Multi Family Exterior Closed End

0.00

0

0.00

0

#### Senior Deferred

0.00

0

59,160.00

3

Total

139,755.97

10

774,464.67

35

### Leveraged Funds

This period:

Year-to-Date:

#### MHFA FUF

69,884.00

Units

1

89,768.00

Units

2

Total

69,884.00

1

89,768.00

2

| Types of Improvements Financed YTD   | # of Projects | % of Total |
|--------------------------------------|---------------|------------|
| Additions/Finishing off unused space | 1             | 2.08       |
| Air Conditioning                     | 2             | 4.17       |
| Bathrooms                            | 4             | 8.33       |
| Deck                                 | 1             | 2.08       |
| Down Payment Assistance              | 6             | 12.50      |
| Driveways                            | 5             | 10.42      |
| Fence                                | 2             | 4.17       |
| Flooring/Carpet/Tile                 | 1             | 2.08       |
| Foundations/Basement                 | 3             | 6.25       |
| Heating System                       | 2             | 4.17       |
| Kitchens                             | 2             | 4.17       |
| Landscaping                          | 2             | 4.17       |
| Other Exterior Improvements          | 7             | 14.58      |
| Other Interior Improvements          | 3             | 6.25       |
| Patio                                | 1             | 2.08       |
| Plumbing                             | 1             | 2.08       |
| Roof                                 | 4             | 8.33       |
| Windows, Doors, Storm Windows, Storr | 1             | 2.08       |

| Types of Properties Financed YTD | #  | % of Total |
|----------------------------------|----|------------|
| Single Family Residence          | 32 | 86.49      |
| Townhouse                        | 4  | 10.81      |
| Two to Four Unit Property        | 1  | 2.70       |

# AGENDA REPORT



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**Meeting Date:** August 6, 2026  
**Meeting Type:** Housing and Redevelopment Authority  
**Submitted By:** Nancy Abts, Senior Planner  
Paul Bolin, Community Development Director  
Stacy Stromberg, Assistant Community Development Director/HRA  
**Title:** Proposed LAHA Pilot Programs - Discussion & Review

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## Background

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The purpose of this memo is to introduce and provide background on two proposed pilot programs that staff is recommending the HRA fund using Local Affordable Housing Aid (LAHA). As the LAHA funds are awarded to the City and then transferred to the HRA, both programs were presented to the City Council for informal comments on June 8, 2026.

Staff will provide an overview of the proposed programs to the Authority next Thursday evening. Staff will take comments from the Authority then finalize program administration agreements with CEE and the Salvation Army for formal approval of the programs at the September 3<sup>rd</sup> HRA meeting.

### Local Affordable Housing Aid (LAHA)

LAHA is a 2023 state aid program established by the Minnesota Legislature to provide dedicated housing funds directly to cities. Fridley receives an annual LAHA allocation based on population and housing needs. Key program rules include:

- LAHA funds must be committed within three years of receipt and fully spent by the fourth year.
- Unspent or misused funds must be returned to the state — they cannot be retained or rolled over.
- Cities are required to submit an annual report to Minnesota Housing on fund use.

Eligible uses of LAHA funds include housing rehabilitation and repair assistance for low-income homeowners, programs serving rental households at or below 80% AMI (or up to 115% AMI for homeownership), and partnership programs with housing nonprofits.

### Proposed Program 1: Manufactured Home Grant Program

#### Background & Need

Manufactured home park residents are among Fridley's most housing cost-burdened households. Household income data from Park Plaza Co-Op illustrates the depth of need:

- 47% of households earn at or below 30% of Area Median Income (AMI)
- 85% earn at or below 50% AMI
- 92% earn at or below 60% AMI
- 95% earn at or below 80% AMI

Manufactured homes are frequently ineligible for traditional home improvement financing, leaving residents with very limited options to address critical repairs. Without intervention, deferred maintenance leads to health and safety hazards, increased displacement risk, and declining quality of life for park residents.

### Program Design

The program is modeled after a successful program operated by the City of Mounds View and would be administered by the Center for Energy and Environment (CEE). Key program terms:

|                               |                                                                    |
|-------------------------------|--------------------------------------------------------------------|
| <b>Administering Agency</b>   | Center for Energy and Environment (CEE)                            |
| <b>Grant Amount</b>           | Up to \$10,000 per property                                        |
| <b>Grants Per Property</b>    | One (1) — no repeat grants                                         |
| <b>Income Limit</b>           | Household income $\leq$ 30% of Area Median Income (AMI)            |
| <b>Income Verification</b>    | Most recent federal tax return; or projected 12-month gross income |
| <b>Minimum Project Cost</b>   | \$1,000 in eligible improvements                                   |
| <b>Project Determination</b>  | Home Energy Squad® visit or City Inspector review                  |
| <b>Completion Deadline</b>    | All work completed within 120 days of closing                      |
| <b>Contractor Requirement</b> | Licensed/registered with MN Dept. of Labor; one (1) bid required   |
| <b>U.S. Residency</b>         | All applicants must be legal U.S. residents                        |

### Eligible Improvements

Eligible project expenses are determined through a Home Energy Squad® visit or City Inspector review. Improvements may include:

- Insulation and energy efficiency improvements (including windows and doors)
- Heating and air conditioning replacement
- Plumbing work needed to address leaks
- Underbelly repair
- Safety, code, and emergency improvements as determined by a City Inspector
- DIY / sweat equity projects (materials and tool rental costs only)

Projects outside the listed eligible categories and projects that are part of an insurance claim are NOT eligible.

## **Proposed Program 2: Emergency Rental Assistance Program**

### **Background & Need**

Renters facing unexpected financial hardship — job loss, medical costs, or other emergencies — can quickly fall behind on rent, placing them at risk of eviction. Once behind, many households face a cycle that is difficult to exit without targeted assistance. Cities of Edina and Bloomington have successfully operated similar programs as models for this proposal.

### **Program Design**

The program would provide short-term emergency rental assistance to eligible Fridley households, administered by the Salvation Army, which already operates a rental assistance program for Anoka County and is an established partner in the Fridley service area.

|                              |                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------|
| <b>Administering Agency</b>  | Salvation Army (existing Anoka County program administrator)                          |
| <b>Assistance Level</b>      | 1–3 months of rent for eligible households                                            |
| <b>Eligibility Trigger</b>   | Evidence of financial emergency and delinquent rent                                   |
| <b>Payment Method</b>        | Assistance paid directly to landlord upon verification                                |
| <b>Landlord Requirements</b> | Verification form and valid Fridley rental license required                           |
| <b>Baseline Track Record</b> | Average assistance to Fridley residents (Oct. 2023–Sept. 2025): \$2,034 per household |

### **Proposed Program Parameters**

Staff is proposing the following structure for the Fridley-specific program:

- Initial program funding: lump sum of \$200,000 committed to the Salvation Army
- Quarterly reporting from the Salvation Army on program activity, households served, and fund balance

The existing Salvation Army screening criteria would be modified to emphasize the following priority populations:

- Long-term Fridley residents
- Households with children under age 10
- Households with members over age 65
- Households with members with a disability

## **Recommendation**

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Staff will finalize program administration agreements with CEE and the Salvation Army for formal approval at the September meeting.

### **Attachments and Other Resources**

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#### **Vision Statement**

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