Housing Authority, St. Louis Park, Minnesota
Wednesday, April 8, 2026, 5 p.m.
Community room, first floor

Agenda

1. Call to order - roll call

2. Approval of Minutes for February 2026

3. Hearings:
   a. None

4. Presentation
   a. None

5. Unfinished Business
   a. None

6. New Business
   a. Bring it Home update
   b. Terasa Project Based Voucher request
   c. 2025 Housing Activity Report

7. Communications
   a. Claims Lists: February and March 2026
   b. Financials: December 2025

8. Other: Next scheduled meeting: May 13, 2026

9. Adjournment

Auxiliary Aides for those with disabilities are available upon request. To make arrangements please call the Housing Authority office at 952-924-2579 (TDD 952-924-2668) at least 96 hours in advance of meeting.

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Unofficial Minutes
Housing Authority meeting
St. Louis Park, Minnesota
February 11, 2026

1. Call to order: The meeting was called to order at 5:04 p.m.

   Roll call:
   Members present: Catherine Courtney, Thom Miller and Val Upsher

   Members absent: Shelby Conway and Jolene Tanner

   Staff present: Pat Coleman, Marney Olson, Nicole Randall and Angela Nelson

2. Approval of Minutes – Minutes for the December board meeting were reviewed.
   It was moved by Commissioner Courtney, seconded by Commissioner Upsher to approve the November 2025 minutes as presented.
   Motion passed 3-0.

3. Hearings - None

4. Presentation – Vision 4.0
   Mr. Coleman, Community Engagement Coordinator, presented an update on the Vision 4.0 process that began in November 2024. In total, over 2,300 residents participated in the engagement process. The data gathered resulted in five key themes:
   - Creating a community where people are and feel safe
   - Building and maintaining connected, reliable, and people-first infrastructure
   - Leading as responsible stewards of natural and financial environment
   - Fostering a vibrant, connected, and inclusive community where everyone belongs
   - Ensuring diverse and attainable housing options for all

   The next steps include city council using these findings to shape the strategic priorities for the next 10 years.

5. Unfinished Business – None

6. New Business

   a. Approval of SEMAP certification, fiscal year end Dec. 31, 2025. Ms. Randall presented the Section 8 Management Assessment Program (SEMAP) certification for fiscal year ending December 31, 2025. The Housing Authority scored 100% in all applicable indicators. Two indicators were not applicable: the Family Self-Sufficiency program (due to no mandatory slots) and the deconcentration bonus.

      It was moved by Commissioner Upsher, seconded by Commissioner Courtney to approve the SEMAP certification for fiscal year ending December 31, 2025. Motion passed 3-0.

b. Approval of MN Housing Bring It Home signatories, Resolution No. 788. Staff recommended adding authorized signers for the Bring It Home program including the Housing Authority Board Chair, Executive Director, Housing Manager and Housing Assistance Administrator. The resolution was presented to the board with some revisions based on Commissioner Courtney's feedback.

It was moved by Commissioner Upsher, seconded by Commissioner Courtney to approve MN Housing Bring It Home signatories, Resolution No. 788.
Motion passed 3-0.

c. Approval of US Bank signatories, Resolution No. 789. Staff recommended approval of authorized signatories for the Housing Authority's US Bank accounts including Executive Director, Housing Manager and Housing Assistance Administrator.

It was moved by Commissioner Upsher and seconded by Commissioner Courtney to approve US Bank signatories, Resolution No. 789. Motion passed 3-0.

d. Approval of Piper Sandler signatories, Resolution No. 790. Staff recommended approval of authorized signatories for the Housing Authority's Piper Sandler account including Executive Director, Housing Manager and Housing Assistance Administrator.

It was moved by Commissioner Courtney, seconded by Commissioner Upsher, approving the Piper Sandler signatories, Resolution No. 790. Motion passed 3-0.

7. Communications: Commissioner Courtney had a question on the claims report related to water usage at a public housing scattered site unit. Ms. Olson confirmed that the Housing Authority monitors water usage in public housing units.

8. Other

9. Adjournment
It was moved by Commissioner Upsher, seconded by Commissioner Courtney, to adjourn the meeting. Motion passed 3-0.

The meeting was adjourned at 6:09 p.m.

Respectfully submitted,

____
Jolene Tanner, Secretary

Title: Bring It Home Program Update

Recommended action: No action required. This report is for informational purposes only.

Policy consideration: Does the board have any questions, comments or concerns about the implementation of the Bring It Home Program in St. Louis Park.

Summary: Bring It Home (BIH) is a new program created by the legislature in 2023 to provide rental assistance for low-income families across Minnesota. Funded by state appropriations and a metro sales tax for housing, the program provides grants to program administrators (PAs) who will administer the program as direct assistance for renter households.

In the spring of 2025 Minnesota Housing accepted responses to the Bring It Home Rental Assistance Request for Proposals ("RFP") in accordance with Minnesota Statute 462A.2095. St. Louis Park staff submitted an RFP on behalf of the housing authority. The state statute requires prioritizing families at or below 30% AMI, who are rent burdened with children in the household. In the RFP, St. Louis Park also established preferences for residency, elderly, near elderly, disabled, veteran and lease in place. In July 2025, staff were notified that the application was approved for funding in the amount of $1,378,556.00. These funds are expected to serve approximately 52 families over 2 years. In late 2025, staff completed the due diligence items, received board approval to execute a contract with MN Housing and began the work of implementing the program in St. Louis Park.

Implementation included working with Yardi Systems, the HA's software provider, to create and set up workflows for BIH applicants and tenants. It was also necessary to ensure that information being collected was in compliance with state statute and the program guide issued by MN Housing.

The BIH waiting list was opened in January 2026 and the program received over 3000 applications over three days. Close to 300 of those that applied self-reported income at or below 30% AMI, with children in the household and a St. Louis Park residency preference. In early March the first applicants were selected from the Bring It Home waiting list and screened for eligibility. HA staff have issued the first voucher and will pay the first housing assistance payment (HAP) to a property owner effective April 1, 2026.

HA staff are excited to finally see this program implemented in St. Louis Park and expect full utilization of funds within the next few months.

Supporting documents: none

Prepared by: Nicole Randall, housing assistance administrator
Reviewed by: Marney Olson, housing manager

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Title: Project based voucher request from Hempel for Terasa redevelopment project

Recommended action: Staff recommend that the Housing Authority Board deny the project-based voucher (PBV) request from Terasa.

Policy consideration: Does the Housing Authority Board agree that Terasa does not meet the requirements to be awarded PBV units?

Summary: Hempel Real Estate purchased 5401 Gamble Drive and plans to redevelop the site of one of West End Office Park buildings with a six-story, 223-unit mixed-use building with 21,000 square feet of commercial space, including a grocer. 45 of the 223 units will be affordable at 50% area median income (AMI). The office building at 5401 Gamble Drive was demolished in October 2025 and construction began in early 2026.

The city council approved the planned unit development (PUD) ordinance and the economic development authority approved a redevelopment contract for the project on Feb. 18, 2025. The city council approved the project plans, including a planned unit development (PUD), special permit amendment and a conditional use permit (CUP) for shared parking in February 2025.

The St. Louis Park Economic Development Authority (EDA) and Terasa, LLC (Terasa) entered into a contract for private development (contract) dated July 24, 2025. Section 4.7(e) of the contract requires Terasa to apply for six project-based vouchers from the St. Louis Park Housing Authority Board.

On March 27, 2026, Terasa submitted a request to the Housing Authority (HA) to include six project-based units in the Terasa redevelopment project. HA staff have reviewed the request and determined Terasa does not meet the requirements to approve this PBV request.

HUD regulations allow housing authorities to project base up to 20% of their annual contributions contract (ACC). This means the HA could project base up to 82 units within St. Louis Park. Currently, there are project-based units at Wayside (16 units), Bickham Court (22 units), Vail Place (eight units) and the Beltline project currently under construction (20 units). Under HUD regulation, the housing authority board has the authority to project-base up to 16 additional units.

The Code of Federal Regulations (CFR) at 24 CFR 983 provides housing authorities with discretion to establish policies on the process to award PBVs. The regulations allow a PBV award without a competitive process when a project was previously awarded other government funding that was subject to competition. The Terasa development does not meet this requirement and the HA has not opened a competitive process to award PBVs.

PBV units also require a U.S. Department of Housing and Urban Development (HUD) environmental review and subsidy layering review be completed prior to construction. Terasa does not meet this requirement.

In addition to not meeting the requirements to award PBVs, HUD is encouraging a pause on new PBVs. In a letter to Executive Directors dated December 22, 2025, HUD Assistant Secretary Benjamin Hobbs explained HCV per-unit costs at many PHAs continue to outpace rental market inflation. As a result, some PHAs' HAP renewal funding, even at a high proration factor, may not be enough to fully support every current HCV participant without immediate cost savings measures. To avoid termination of assistance, HUD is "strongly encouraging all PHAs to consider implementing cost saving measures" which includes "pausing entering into new project-based voucher agreements and commitments".

The HA board approved up to 50% of the state Bring it Home (BIH) Program vouchers be project-based and this was approved by MN Housing; however, MN Housing requires a competitive RFP for project-based developments, with two exceptions. First, if a program administrator (PA) places PBVs in a project that they own and operate, they do not need to hold a competitive process. Second a PA may select a proposal to project base vouchers without an RFP when that proposal has been selected through a competitive process within the last three years. The Terasa development does not meet either of these criteria, making the project ineligible for BIH PBV vouchers in St. Louis Park.

Staff is recommending denial of the request from Terasa due to ineligibility.

Next steps: HA staff will notify EDA and city staff of the denial of this request, and they will work with the developer and legal counsel to amend the contracts. The project still meets the requirements for providing affordable housing above and beyond what is required of the Inclusionary Housing Policy and will meet the requirements for utilization of the funding from the Affordable Housing Trust Fund.

Supporting documents: Terasa, LLC request letter

Prepared by: Marney Olson, housing manager
Reviewed by: Nicole Randall, housing assistance administrator

Terasa, LLC
c/o Hempel Real Estate
800 LaSalle Avenue, Suite 1250
Minneapolis, MN 55402

March 27, 2026

Via Certified Mail, Return Receipt Requested

St. Louis Park Housing Authority Board
5005 Minnetonka Blvd.
St. Louis Park, MN 55416

Re: Contract for Private Development dated July 24, 2025 by and between Terasa, LLC (the "**Developer**") and St. Louis Park Economic Development Authority (the "**Contract**") for Terasa (the "**Project**")

To the St. Louis Park Housing Authority Board;

Section 4.7(e) of the above referenced Contract requires the Developer to "apply for 6 project-based vouchers from the St. Louis Park Housing Authority Board (the "Housing Authority") for 5 two-bedroom units and 1 three-bedroom unit,,," This letter is that application for 6 project based vouchers.

Please confirm, in writing, whether Developer has been granted the requested project based vouchers, or not. If Developer is not granted the issuance of the project based vouchers, please indicate that denial in writing, and confirm that the denial of the request for project based vouchers means that: (i) Developer shall be considered to be in compliance with the City of St. Louis Park's Inclusionary Housing Policy and the terms and conditions of the Affordable Housing Trust Fund loan ("**AHTF Loan**") for the Project, whether or not any housing units within the Project are occupied by or are affordable to households whose income levels are at thirty percent (30%) of Area Median Income ("**AMI**"), (ii) Developer shall be considered to be in compliance with the City of St. Louis Park's Inclusionary Housing Policy and the terms and conditions of the AHTF Loan for the Project if twenty percent (20%) of the housing units within the Project are occupied by or are affordable to households whose income levels are at fifty percent (50%) of AMI, (iii) the issuance of the Certificate of Completion of the Project will no longer be conditioned upon the issuance or request for any project based vouchers, and (iv) the requirement that the vouchers be applied for contained in the Declaration of Restrictive Covenants recorded on January 29, 2026 as Document Number 6183030 in the Office of the Registrar of Titles for Hennepin County (the "**Declaration**") be deemed satisfied.

If Developer's request for the project based vouchers is denied, Developer hereby requests that the Contract and the Declaration be amended to reflect the changes set forth herein, and requests that the St. Louis Park Economic Development Authority enter into such an amendment of the Contract and the Declaration.

Please let us know if there is any additional information needed for this request, or if anyone has any questions or concerns.

Thank you for your consideration.

TERASA, LLC,
a Delaware limited liability company

BY: HRE TERASA MANAGER, LLC,
a Minnesota limited liability company
ITS: Manager

By:______________________________
Name: Joshua D. Krsnak
Its: Chief Manager

cc:

St. Louis Park EDA
Attn: Executive Director
5005 Minnetonka Boulevard
St. Louis Park, MN 55416-2518

St. Louis Park EDA
5005 Minnetonka Boulevard
St. Louis Park, MN 55416-2518
Attn: Jennifer Monson, AICP
Economic Development Manager

City of St. Louis Park, Minnesota
5005 Minnetonka Blvd.
St. Louis Park, MN 55416
Attn: City Manager

Title: 2025 housing activity report

Recommended action: No action required. This report is for informational purposes only.

Policy consideration: Does the Housing Authority Board have any comments or questions related to the 2025 housing activity report?

Summary: The annual housing activity report including the housing matrix has been presented to the St. Louis Park City Council since 2005. The first two pages provide a brief review of the detailed report and the report provides information on city policies, historical trends, program descriptions, affordable housing and additional information on housing programs in St. Louis Park.

The policies and programs in the housing activity report can be found on the St. Louis Park city website.

Supporting documents: 2025 housing activity report

Prepared by: Marney Olson, housing supervisor
Reviewed by: Angela Nelson, community development office assistant

St. Louis Park Housing Authority

2025 Housing Activity Report

Executive summary

The purpose of this report is to provide an overview of the 2025 housing program activity. The report provides information on new initiatives and updates as well as historical trends, program descriptions, and data on city and federally funded housing programs and activity that support the city's housing goals. Affected household area median income (AMI) is noted in parenthesis next to the policy or program where applicable.

1. **City housing policies** (see page 3)
    a. Inclusionary Housing (30%, 50% and 60% AMI)
    b. Tenant Protection Ordinance (60% AMI and below)
    c. Housing Trust Fund
    d. NOAH preservation strategies:
        i. 4D tax incentive program (60% AMI and below)
        ii. Multifamily rental rehab program (60% AMI and below)
        iii. Legacy program (60% AMI and below)

2. **Remodeling activity** (see page 9)
    a. Housing rehab project (general remodeling) permits were fairly consistent with 2024. Most projects were financed without using city loans.
    b. Utilization of the city's Architect Design Services and Remodeling Advisor Services usage has remained steady over the last three years.
    c. In 2025, there were 40 home additions and 75 major remodeling projects, with average valuations of $136,250 and $82,250 respectively, representing a slight increase over 2024.
    d. The Construction Management Plan (CMP) program, in place since November 2014, continued to see increased activity. In 2025, CMP letters were issued for 29 major additions, four demolition/rebuild projects, and four new homes. A map is included on page 13 of the report showing the location of these projects.

3. **Affordable home ownership, Community Development Block Grant and emergency rental assistance** (see page 16)
    a. The down payment assistance (DPA) has expanded in recent years, reaching a peak in 2025 with 34 loans provided to first-time homebuyers (at or below 115% AMI).
    b. The First-Generation Homeownership Program, launched in late 2021, continues to grow. Five loans closed in 2025, bringing the program total to 14 loans.
    c. Homes Within Reach (West Hennepin Affordable Housing Land Trust) added four homes in St. Louis Park in 2025, bringing the total to 31 permanently affordable homes in the community.

d. Community Development Block Grant (CDBG) funds supported the Deferred Loan Program for low-income homeowners (at or below 80% AMI) and Homes Within Reach activities. 2025 is the final year St. Louis Park will receive a direct CDBG allocation.
e. The city's Emergency Repair Grant Program assisted five low-income homeowners (at or below 50% AMI) in 2025.
f. Through a competitive social services Request For Proposal (RFP), the city awarded $154,000 to the St. Louis Park Emergency Program (STEP) for emergency rental assistance and an additional $50,000 to address food insecurity in 2025.

4. **Housing matrix** (see page 18)

a. Owner-occupied properties account for 51% of the housing stock, while rental properties account for 49%.
b. The ownership rate for single-family homes is 92%.
c. There are 1200 units of senior housing in St. Louis Park.
d. Maxfield Research completed a rental study for the St. Louis Park in 2023. Of the 8,101 market rate units inventoried, 26.4% are affordable to households earning 50% AMI and 24.5% are affordable to households at 60% AMI.
e. The 2025 affordable ownership purchase price increased to $306,500, up $16,300 from 2024. Approximately 29% of homes in St. Louis Park are assessed at or below this threshold, including single-family homes, townhomes and condominiums.

5. Foreclosures (see page 24)

a. The foreclosure rate in St. Louis Park remains extremely low.

6. Housing Authority rental assistance programs (30% AMI) (see page 25)

a. In 2025, the St. Louis Park Housing Authority served approximately 620 households through rental assistance programs. While eligibility thresholds are up to 50% AMI for Housing Choice Vouchers and 80% AMI for public housing, the majority of households served are at or below 30% AMI. Overall, 98% of households served are at or below 50% AMI, with 81% below 30% AMI. Federally funded programs are categorized as serving households at 30% AMI, as participants typically pay 30% of their income toward rent.
b. The Housing Authority administers several special-purpose voucher programs, including the Family Unification Program, Mainstream Vouchers and VASH (Veterans Affairs Supportive Housing) serving households at or below 50% AMI.
c. The St. Louis Park Housing Authority, in partnership with Hennepin County, continues to administer the Stable HOME rental assistance program to individuals and families experiencing or transitioning out of homelessness (at or below 50% AMI).
d. The Kids in the Park program, which received increased funding in 2023, served 30 families in both 2024 and 2025 (50% AMI and below).
e. Lou Park Apartments – 19 residents residing at Lou Park with project-based vouchers were transitioned to tenant-based vouchers administered by the Housing Authority (50% and below AMI).

Housing authority rental assistance programs by AMI in 2025

HUD income definitions	Extremely low income 30% AMI	Very low income 31-50% AMI	Low income 51-80% AMI	Above low income 81% AMI +
Percentage of Households	81%	17%	2%	0%

1. City housing policies

The City of St. Louis Park has undertaken new initiatives and updates to current policies to address affordable housing needs in the community.

Inclusionary housing

In June 2015, the city council adopted an inclusionary housing policy that requires the inclusion of affordable housing units for lower income households in new market rate multi-unit residential developments receiving financial assistance from the city. The goal of the inclusionary housing policy is to increase the supply of affordable housing and promote economic and social integration. The policy is regularly reviewed and updated as needed.

Table 1: Inclusionary housing policy requirements

	Current Policy
Rental Projects	• 20% of units at 60% AMI • 10% of units at 50% AMI • 5% of units at 30% AMI
Ownership Projects	• 10% of the units at or below 80% AMI; or • Payment in lieu as calculated under the policy

In 2025 the policy was updated to:

- Remove requirements that projects seeking a comprehensive plan amendment must comply with the policy.
- Allow developers to provide affordable for-sale units as an alternative to paying a fee in lieu.
- Ensure equal access to amenities and common areas for affordable and market-rate units.
- Permit income averaging for qualifying projects .

Table 2: Affordable units created and approved since adoption of the Inclusionary Housing Policy

Development	Year built	Length of affordability	Total Units	Affordable Units	Affordability Level	O-bedroom Affordable Units	1-bedroom Affordable Units	2-bedroom Affordable Units	3+bedroom Affordable Units
Completed projects									
Shoreham	2017	25	148	30**	50%	4	13	13	
4800 Excelsior	2017	25	164	18	60%	1	10	7	
Central Park West (199 units total)	2017	25	119 in SLP	6*	60%	1	2	2	1
Parkway 25	2018		112						
Arlo West End	2020	25	164	5*	50%	1	1	2	1
The Quentin	2020	25	79	8	50%	3	4	1	0
Elmwood	2021	25	70	17	60%		5	12	
Urban Park Apartments	2021		61	0					
Parkway Place	2022		94	0					
Zelia on 7	2023	25	217	22 65	50% 60%	36	29	15	5 – 3BR 2 – 4BR
Parkway Residences – rehab	2023	25	24	24	50%	1	15	8	
Parkway Flats	2023	25	6	6	60%			6	
Caraway	2023	25	207	8*	60%	2	3	2	1
Volo at Texa Tonka	2023	25	112	23	50%	7	12	4	0
Rise on 7	2023	26 city 30 HTC*	120	19 22 21 58	30% 40% 50% 60%		57	39	24
Risor	2023	25	170	18	50%	1	11	5	1
Corsa	2023	25	250	25	50%	5	15	3	2

Development	Year built	Length of affordability	Total Units	Affordable Units	Affordability Level	O-bedroom Affordable Units	1-bedroom Affordable Units	2-bedroom Affordable Units	3+bedroom Affordable Units
Parkway Commons	2023		37	0					
Arbor Court	2024	26 city 30 HTC*	114	5 5 104	30% 50% 60%		27	50	37
Union Park Flats	2024	26 city 50 LURA**	60	16 27 17	30% 50% 60%	10	5	30	10 - 3 BR 5 - 4 BR
Mera	2024	25	233	47	50%	10	19	16	2
Totals			**2,561**	**616**					
				Under Construction					
Beltline Station Bldg 1	20		152	0					
Beltline Station Bldg 2		40 city	82	20 23 39	30% (PBVs) 50% 60%	2	14	44	22
Beltline Station Bldg 3			146	0					
Totals			**380**	**82**					
				Approved					
Parkway Plaza			73	0					
Achromatic 6013			36	0					
2625 Louisiana Ave			57	0					
Terasa		26	223	45	50%	17	14	13	1
Totals			**389**	**45**					

Some properties have a longer affordability term than the terms required by the inclusionary housing policy. The additional affordability period is noted below the inclusionary housing policy affordability period.

* Housing tax credit (HTC)

**Land use restrictive covenants (LURA) for tax credits

- Central Park West Phase 1 and Phase 2 and Luxe were not subject to the Inclusionary Housing Policy and voluntarily included affordable units
- Parkway Residences, Parkway Place, Parkway Flats, Parkway Commons and Parkway Plaza were all approved under Parkway Residences and all of the affordable units are in Parkway Residences and Parkway Flats

Housing Dashboard

The City of St. Louis Park is committed to promoting quality multifamily development and affordable housing options for low- and moderate-income households. The multifamily housing dashboard shows the total number of rental units and the number of affordable units created since the inclusionary housing policy was adopted. Note that it does not reflect the total number of affordable rental units in the city, nor does it reflect affordable units that have been approved but have not yet been completed. The dashboard also includes a second tab, affordable housing goals, that shows the progress the city is making towards the affordable housing goals set by the Metropolitan Council.

Tenant Protection Ordinance

The city council adopted a Tenant Protection Ordinance in 2018 to support residents of naturally occurring affordable housing (NOAH) properties during ownership transitions. The ordinance establishes a three-month tenant protection period following the sale of a qualifying multifamily property. During this time, if a new owner increases rents, re-screens existing tenants, or issues non-renewals without cause and a tenant chooses to move as a result, the owner is required to provide relocation assistance.

NOAH properties are defined as multifamily buildings in which at least 18% of units are affordable to households earning at or below 60% of area median income (AMI), consistent with the city's inclusionary housing policy at the time of adoption.

The ordinance does not prohibit these management actions but requires relocation benefits if they occur within the protection period and result in tenant displacement. The intent of the three-month period is to provide residents with time to access housing resources and secure alternative housing if needed.

New property owners are required to notify tenants of these protections within 30 days of the sale. The tenant protection period begins upon transfer of ownership and extends through the end of the third calendar month following the month in which notice is provided.

A sale of a NOAH property does not necessarily result in a loss of affordability. Some properties maintain affordability through income-restricted units, while others remain naturally affordable. For example, properties sold in 2019 and 2023 included HUD project-based units that require ongoing affordability.

NOAH properties required to comply with the tenant protection ordinance based on sale date:

- 3 in 2019
- 2 in 2020
- 2 in 2021
- 1 in 2022

- 3 in 2023
- 1 in 2024
- 2 in 2025

Affordable housing trust fund (AHTF)
The Minnesota Legislature passed a bill in 2017 that allows local communities to establish housing trust funds. The housing trust fund may be established by ordinance and administered by the city. The city council established a local affordable housing trust fund for St. Louis Park in 2018 and the local housing trust fund guide was approved in 2019. Housing trust funds are distinct funds established by city, county or state governments that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing. Housing trust funds can also be a repository for private donations.

Money in a housing trust fund may only be used to:

- make grants, loans, and loan guarantees for the development, rehabilitation or financing of housing;
- match other funds from federal, state, or private resources for housing projects; or
- provide down-payment assistance, rental assistance and homebuyer counseling services;
- pay for administrative expenses not to exceed 10% of the balance of the fund.

The city may finance the fund with any money available to a local government, unless expressly prohibited by state law. Since 2020, the primary sources of funding for the city's trust fund is an annual budgeted allocation of HRA Levy funds and pooled tax increment for affordable housing through special legislation allowing the city to deposit unobligated tax increment into the fund. The majority of the city's housing programs are funded by the AHTF.

Land banking
Land banking is the practice of aggregating parcels of land for future sale or development. The Economic Development Authority (EDA) purchased parcels near the Beltline and Wooddale stations to facilitate redevelopment, which will include housing. The EDA also purchased four single-family homes on Minnetonka Boulevard between 2018 and 2022 for affordable homeownership redevelopment purposes.

Single family affordable legacy program – 60% AMI and below
The single-family affordable legacy program connects potential sellers with a local land trust, Homes Within Reach, to expand and preserve affordable ownership housing in St. Louis. Since 2022, four homes have been referred to and sold directly to Homes Within Reach through the legacy program and will remain affordable homeownership opportunities in perpetuity.

4d - 60% AMI and below
St. Louis Park's 4d affordable housing incentive program helps preserve affordable homes in the city by providing financial incentive to qualified apartment owners for state property tax reductions in exchange for dedicating 20 percent or more of their rental units affordable. The program also offers grants to help owners improve energy efficiency and make safety improvements to their properties.

This program was developed and implemented in 2018 to preserve affordable housing in St. Louis Park with the first application for 4d in 2019.

Enrollment year	4d tax year	Number of properties	Number of units
2019	2020	1	17
2023	2024	4	464
2024	2025	3	38
2025	2026	3	39

Multifamily rental rehab program - 60% AMI and below

The multifamily rental rehab program provides moderate housing rehabilitation assistance to eligible owners of St. Louis Park multifamily residential rental properties with three or more units. The targeted properties are NOAH properties that are in good standing with the city, wish to make improvements to their properties and have been maintained the buildings. Buildings must be at least 30 years old and meet the St. Louis Park definition of a NOAH property. The maximum loan amount per qualified rent-restricted unit is $5,000 with a maximum loan per building/development of $100,000. Loans have 0% interest and are due upon the sale of the property. Owners are required to restrict the rents for 20-years or until the sale or transfer of the ownership of the property. Loans are forgiven after 20 years. The goal of this program is to provide a rehab incentive for NOAH properties to improve their property without raising rents above the 60% AMI rent level. Since 2022, seven loans have closed for a total of $403,446, preserving affordability in 281 units.

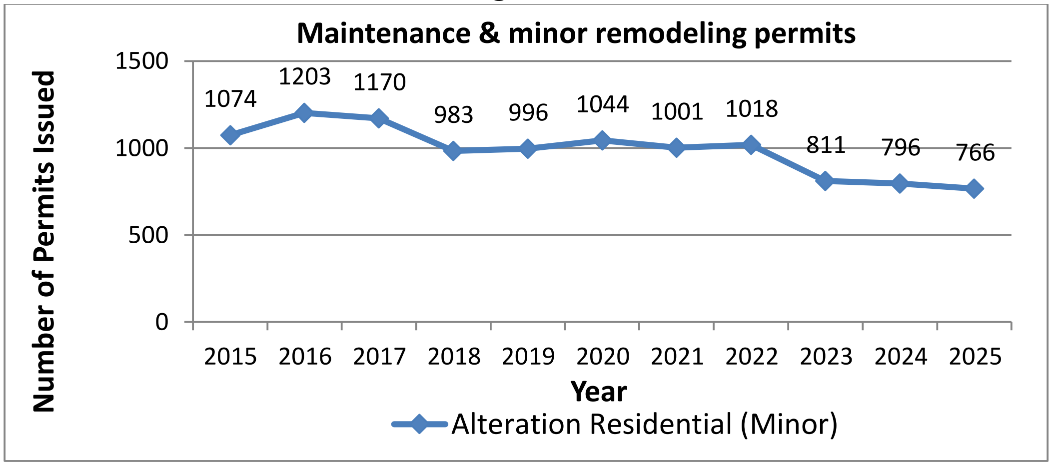
2. Remodeling activity

Residential permitting activity measures remodeling and maintenance activity. This section shows historical trends of remodeling activity.

Permit Trends

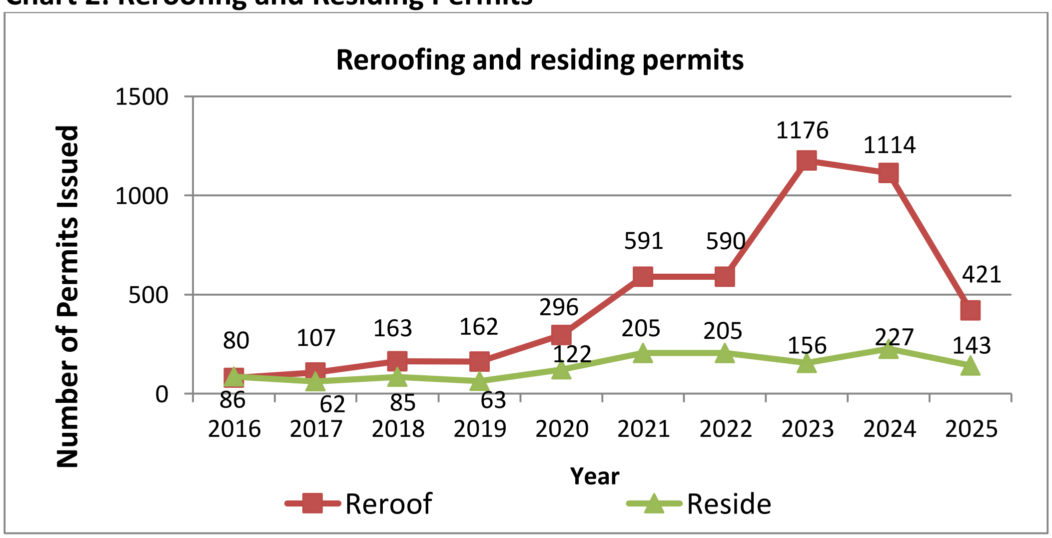
- **"Alteration Residential" or General Remodeling**
  General remodeling work includes residential projects with permit valuations of less than $37,500. The average value per job in 2025 is approximately $10,000, an increase of $300 compared to 2024. Permits include a wide range of projects including remodeling of existing spaces, window and door replacement, drain tile, insulation, foundation work and more.

Chart 1: Trend of General Remodeling Permits valued under $37,500



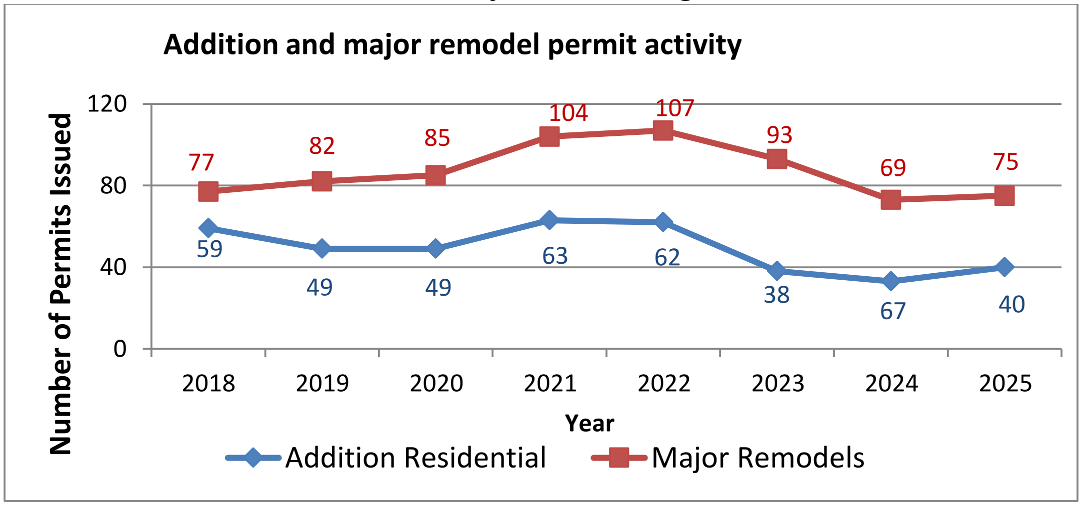
- **Roofing and Siding Activity**
  Reroofing and residing permits are tracked separately. Almost 60% of the homes in the city had roofs replaced between 2008 and 2011 due to storm damage. Roof replacements fluctuate over the years. The number of roofing permits began rising in 2020 but decreased in 2025 compared to the most recent years. Residing has been more consistent over the last ten years.

Chart 2: Reroofing and Residing Permits



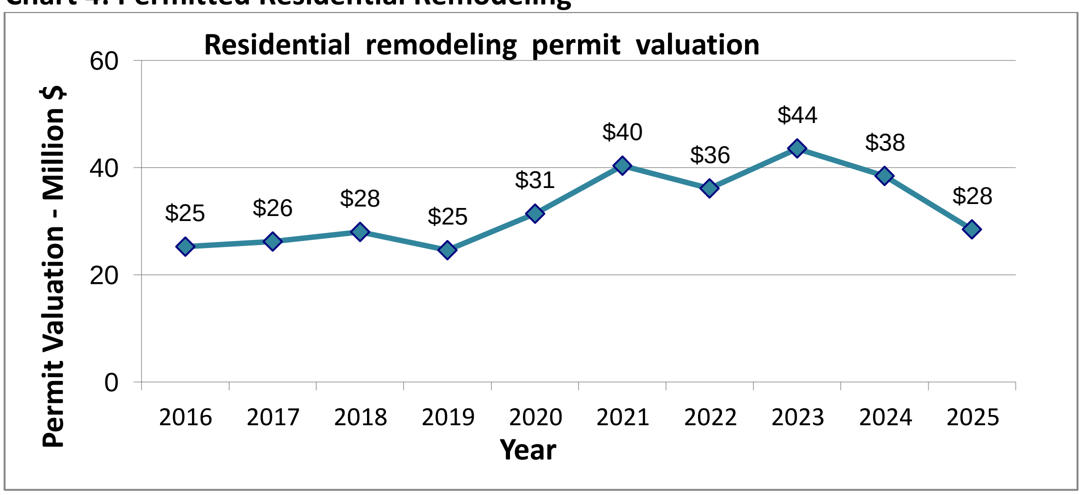
- **Additions and Major Remodeling**
  The number of major remodeling permits (valued at more than $37,500) and additions increased from last year. The average permit valuation for additions during 2025 is $136,250, which is approximately $51,500 less than the average permit valuation in 2023 and $3,000 less than 2024. The 2025 average valuation for major remodels is approximately $82,250, which is an increase of $6,000 from 2024.

Chart 3: Number of Addition and Major Remodeling Permits



- **Permit Valuation**
  The following chart shows historical remodeling permit valuation for additions, major remodels, remodeling and maintenance, garages/decks, reroofs and siding. Permits with additional valuations were issued for plumbing, heating and electrical work are not shown here.

Chart 4: Permitted Residential Remodeling



City Housing Improvement Services, Loans Trends and Program Descriptions

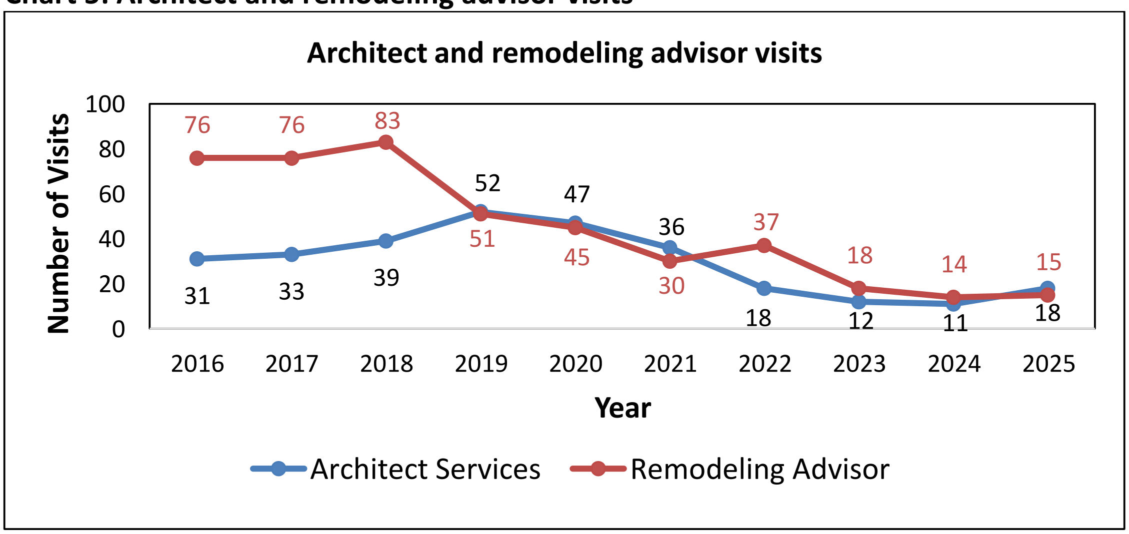
Home Improvement Services

The city's architectural design service, remodeling advisor and Home Energy Squad visits offer programs for residents who are considering remodeling or making energy improvements.

The architectural design program provides a two-hour architectural consultation for residents to assist with remodeling and expansions. Residents select an approved architect from a pool developed in conjunction with the Minnesota Chapter of the American Institute of Architects. The cost to homeowners is $25 with a limit of one architectural design consultation per household.

The city partners with the Center for Energy and Environment (CEE) to make remodeling advisor services available to St. Louis Park homeowners. Their experienced remodeling advisors come to the home to discuss remodeling ideas at no charge. They can answer questions about renovating existing space or building an addition and contractor bids. The sustainability division administers the home energy visits.

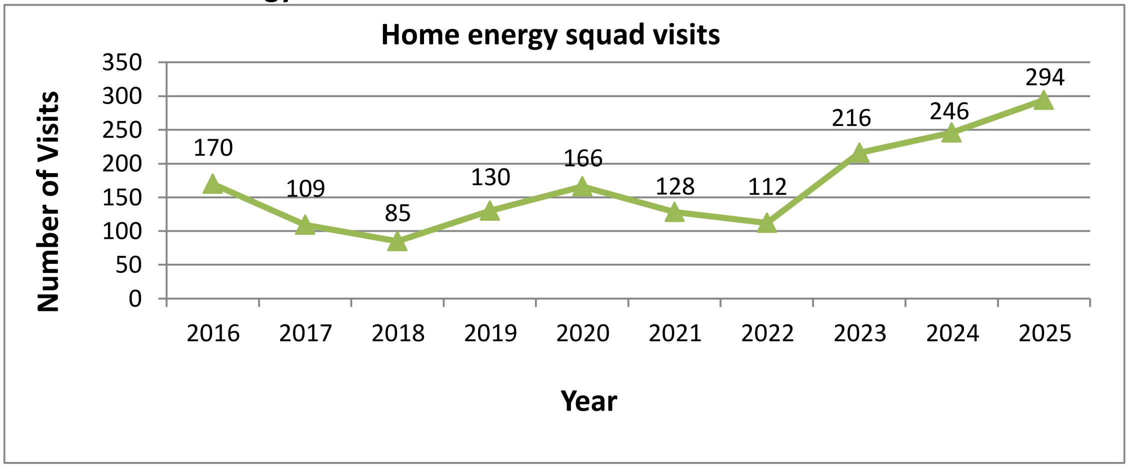
Chart 5: Architect and remodeling advisor visits



The Home Energy Squad program is a comprehensive residential energy program designed to help residents save money and energy and stay comfortable in their homes. The program is administered by the Center for Energy and Environment (CEE). The city pays 50 % of the visit and the resident pays the other 50%. The program leverages funds from Xcel Energy, Center Point Energy and CEE. Free home energy visits are available to low-income households. The city's portion of the visit costs are funded using the Climate Investment Fund.

A Home Energy Squad expert evaluates energy saving opportunities and installs the energy-efficiency materials the homeowner choses including door weather stripping, water heater blanket, programmable thermostat, LED light bulbs, high efficiency shower heads and faucet aerators. They will also perform diagnostic tests including a blower door test to measure the home for air leaks, complete an insulation inspection, safety check the home's heating system and water heater and help with next steps such as finding insulation contractors. All single family, duplex, triplex and quadplex homeowners are eligible. The Home Energy Squad visit qualifies residents for CEE's low interest financing and utility rebates and provides information regarding city loans and cost share opportunities.

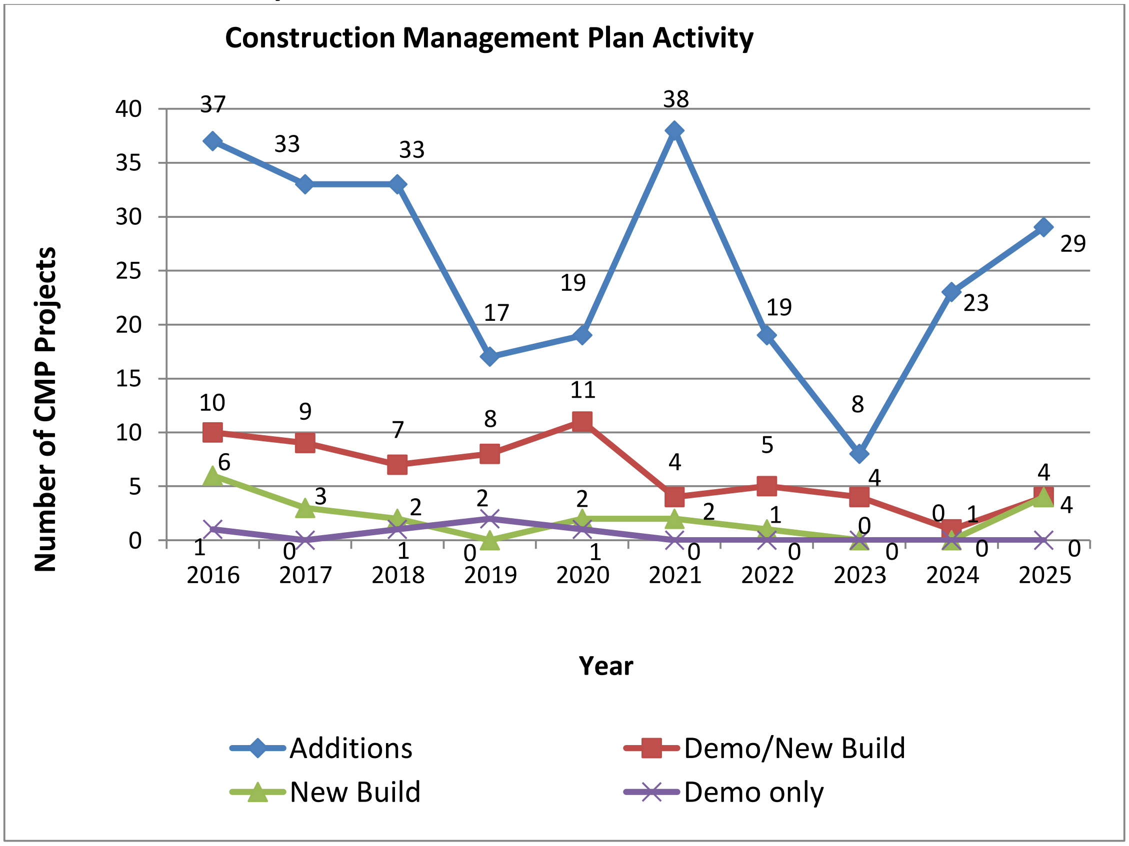
Chart 6: Home energy visits

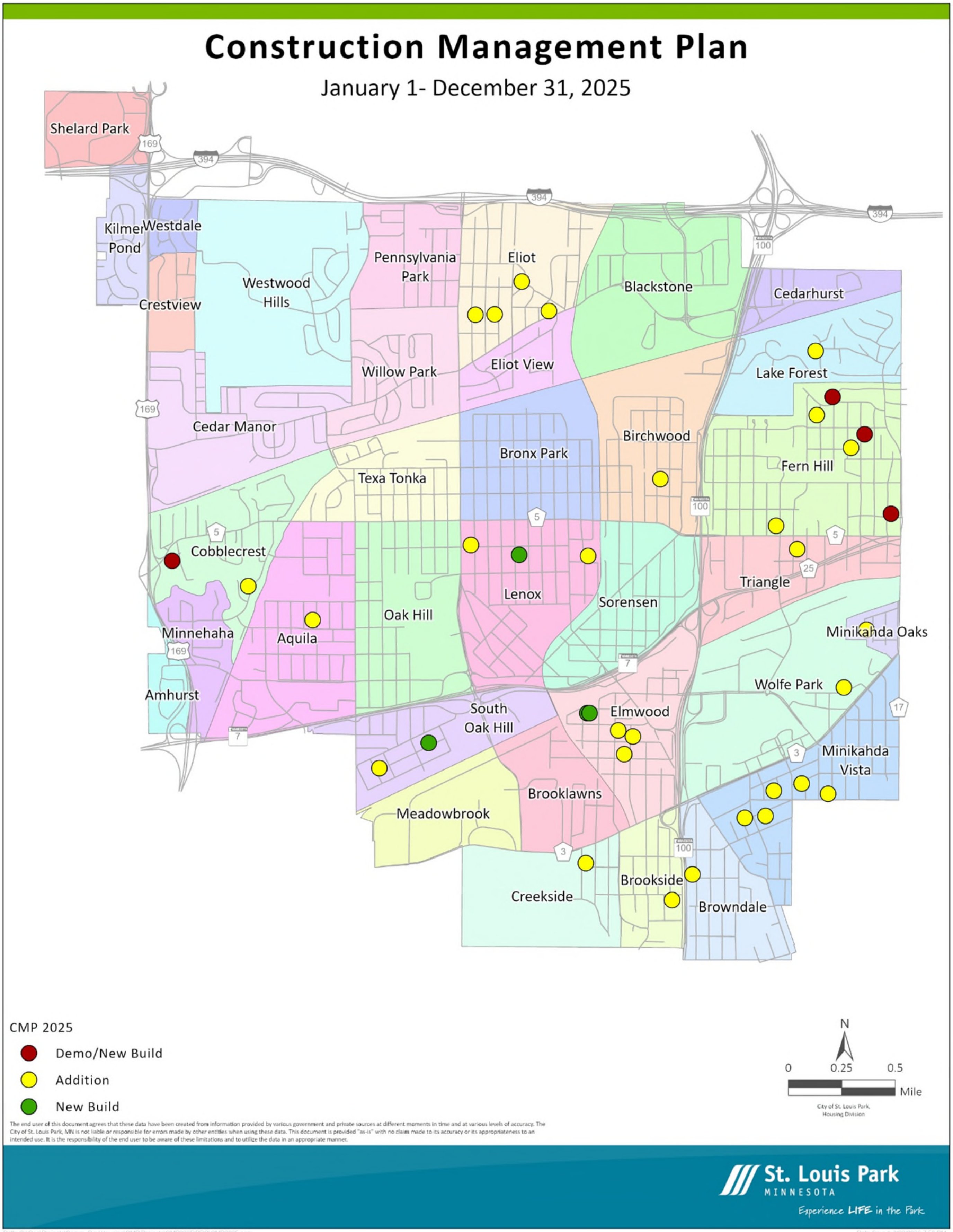


Construction Management Plan

Major additions (second story additions or additions of 500 square feet or more), demolitions and new construction projects are required to comply with the Construction Management Plan (CMP). In 2025, the following neighborhood notifications were sent: 29 major additions, four demo/rebuilds and four new builds. The total permit valuation for CMP additions in 2025 was $4,695,850 with an average cost of $162,000.

Chart 7: CMP Activity





Construction Management Plan
January 1- December 31, 2025
Shelard Park
Kilmer Pond
Westdale
Crestview
Westwood Hills
Pennsylvania Park
Eliot
Blackstone
Cedarhurst
Willow Park
Eliot View
Lake Forest
Cedar Manor
Birchwood
Bronx Park
Fern Hill
Texa Tonka
Cobblecrest
Lenox
Triangle
Oak Hill
Sorensen
Minnehaha
Aquila
Minikahda Oaks
Amhurst
Wolfe Park
South Oak Hill
Elmwood
Minikahda Vista
Brooklawns
Meadowbrook
Brookside
Creekside
Browndale
169
394
100
5
7
25
3
17
CMP 2025
Demo/New Build
Addition
New Build
N
0
0.25
0.5
Mile
City of St. Louis Park, Housing Division
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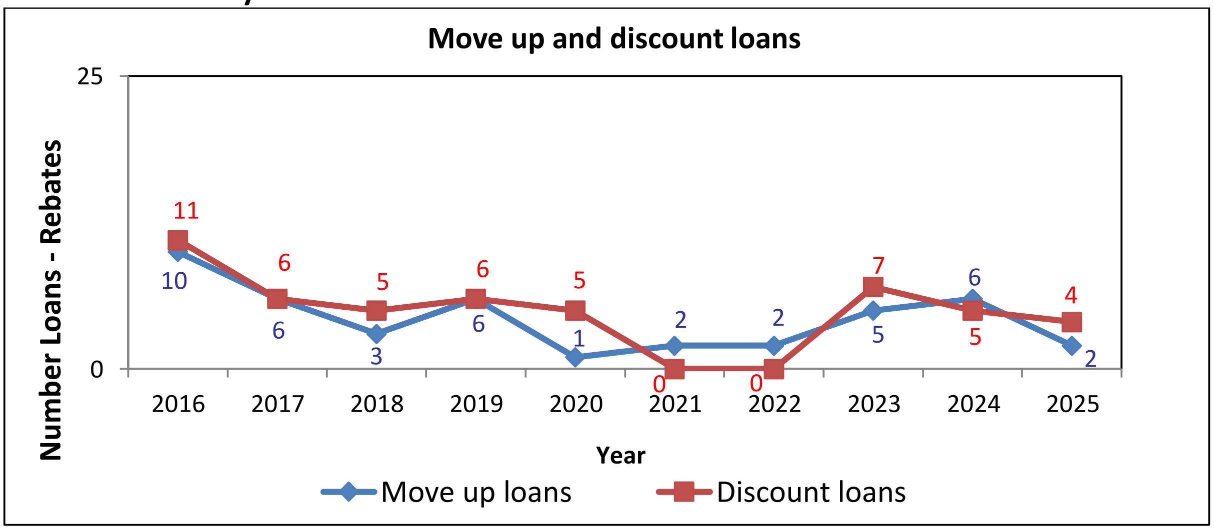
St. Louis Park
MINNESOTA
Experience LIFE in the Park

City loans and rebates

The chart below summarizes activity for the Move Up Loan and Discount Loan programs. Under the Discount Loan program, the city buys down the interest rate on the Minnesota Housing Finance Agency's Community Fix-Up Loan for loans up to $35,000. Beginning in 2020, market interest rates fell below the city's buydown rate, eliminating the need for this assistance through 2022. The program resumed in 2023 and is administered by the Center for Energy and Environment.

The Move Up Loan program was designed to encourage residents to expand their homes and remain in St. Louis Park. The program provides a deferred, 0% interest loan covering up to 25% of eligible project costs, with a maximum loan amount of $35,000. Loans are forgiven after 30 years if the homeowner remains in the property. Program utilization has varied over time and staff will continue to evaluate its effectiveness in 2026.

Chart 8: Use of city financial incentives



Move-Up in the Park loans are deferred until the sale of the home or forgiven after thirty years.

Table 3: Move-Up Transformation Loans Paid off in the last five years

Year	Number of Loans Paid Off	Amount of Loans
2021	4	$77,876
2022	2	$50,000
2023	5	$96,514
2024	2	$48,699
2025	2	$50,000
Total paid off		**$323,089**

Table 4: Housing rehab and homeownership programs

YEAR	Move-Up loan		Discount loan		Architectural Design Services		Remodeling Advisor Services		Down payment assistance loan		First-generation loan		Total City Cost
2006	27	$591,264	88	$186,205	102	$22,950	157	$20,410					**$820,829**
2007	27	$620,000	50	$74,000	62	$12,400	179	$23,270					**$729,670**
2008	18	$330,937	55	$114,129	49	$11,025	130	$16,900					**$472,991**
2009	17	$329,650	52	$106,000	12	$7,200	126	$16,380					**$459,230**
2010	9	$209,769	64	$86,263	30	$6,750	89	$11,510					**$314,292**
2011	10	$226,877	22	$29,213	29	$6,525	82	$10,250					**$272,865**
2012*	6	$106,232	26	$31,276	29	$6,525	69	$8,970					**$153,003**
2013	6	$145,071	22	$33,063	37	$8,325	69	$8,970					**$195,429**
2014	$7662	$138,740	17	$26,079	41	$9,225	95	$12,350					**$186,394**
2015	7	$173,000	13	$17,577	22	$4,950	69	$15,525					**$211,052**
2016	10	$231,057	11	$27,001	31	$6,975	76	$17,100					**$282,133**
2017	6	$137,950	6	$5,907	33	$7,425	76	$17,100					**$168,382**
2018	3	$75,000	5	$12,904	39	$8,775	83	$18,865					**$115,544**
2019	6	$142,350	6	$16,577	52	$11,700	51	$11,475	8	$87,621			**$269,723**
2020	1	$25,000	5	$7,506	47	$10,575	45	$10,125	10	$135,428			**$188,634**
2021	2	$50,000	0	0	36	$8,125	30	$7,500	10	$127,900			**$193,525**
2022	2	$39,210	0	0	18	$4,050	37	$9,250	12	$177,590	1	$50,000	**$280,100**
2023	5	166,081	7	$17,842	12	$2,700	18	$4,500	22	$310,050	4	$186,125	**$687,298**
2024	6	$209,114	5	$21,670	11	$2,475	14	$3,500	24	$350,895	4	$211,800	**$799,454**
2025	2	$70,000	4	$27,913	18	$4,050	15	$3,750	34	$476,822	5	$279,587	**$862,122**
												Total	**$7,662,670**

Detailed descriptions of each Move-Up Program are listed at the end of the report.

3. Affordable home ownership, Community Development Block Grants and emergency rental assistance

Home ownership - down payment assistance program – 100%/115% AMI and below

The down payment assistance program (DPA) provides down payment/closing cost assistance to first-time homebuyers, or those that have not owned a home in the last three years, to purchase a home in St. Louis Park. The loan is a 0% interest, deferred loan up to $15,000, not to exceed 5% of the purchase price. An additional $5,000 is available for employees of St. Louis Park businesses and St. Louis Park renters. Income restrictions apply. 34 DPA loans were closed in 2025.

First generation program

The first-generation homeownership program is designed to address historic injustices and inequities and to support inclusive and equitable communities by facilitating affordable homeownership and providing a means for wealth-building.

To be considered for the program, a buyer must be a first-generation homeowner meaning they have never owned a home and parents must have never owned a home. The program is available to homebuyers with a maximum household income at or below 80% of area median income. The maximum loan amount is based on the household's income and purchase price of the homes with a maximum of $75,000. The loan is forgiven at 5% per year over a 20-year owner occupancy period. Housing staff have partnered with several non-profits on the development of the program as well as outreach to first generation homeowners. These non-profits work with first-time home buyers and are also dedicated to advancing homeownership equity in Minnesota.

The program was launched in November 2021 and the first loan was closed in September 2022. Four loans were closed in 2023, four loans closed in 2024 and five loans in 2025, representing a total investment of $727,512 by the city.

Housing Improvement Area (HIA)

The HIA is a financing tool to assist with the preservation of the city's existing townhome and condominium housing stock. An HIA is a defined area within a city where housing improvements are made with the cost of the improvements paid in whole or in part from fees imposed on the properties within the area. The association borrows low interest money from the city, improvements are completed and unit owners repay the loan through fees imposed on their properties and collected with property tax payments. To date, nine HIAs have been established and nearly fourteen million dollars of improvements have been made to 1,310 units.

Emergency Repair Grant (50% AMI)

The city offers emergency repair grants for households below 50% area median income to make immediate emergency repairs such as furnace replacement, roof repair, plumbing or electrical emergencies, etc. This program is administered by Sustainable Resources Center (SRC). The emergency repair grant is funded through the Affordable Housing Trust Fund.

Five homeowners received emergency grants in 2025. The maximum grant amount is $5,000.

Community Development Block Grant (CDBG) (80% AMI)

The CDBG calendar year runs from July 1 – June 30. The Fiscal Year 2025 CDBG allocation of $169,216 was directed to the low-income deferred loan program administered by Hennepin County. 2025 is the last year the city will receive direct allocation CDBG funds from Hennepin County.

Low-income deferred loan program

Hennepin County administers the low-income deferred loan program for St. Louis Park and other suburban cities in Hennepin County. This program is a 15-year deferred loan for low-income homeowners that is forgiven after 15 years if the homeowner remains in the home. Demand for this program has continuously grown. Eight projects were completed and six loans approved in St. Louis Park in 2025 with CDBG funds. The city is adding a St. Louis Park deferred loan in 2026 using AHTF dollars.

West Hennepin Affordable Housing Land Trust, dba Homes Within Reach (HWR) (80% AMI)

Homes Within Reach is a program of West Hennepin Affordable Housing Land Trust that purchases properties, rehabilitates, and then sells the home to qualified low to moderate income households. Buyers pay for the cost of the home only and lease the land for 99 years. City funds are leveraged with CDBG, Hennepin County Affordable Housing Incentive Fund (AHIF), HOME Partnership, Metropolitan Council, Minnesota Housing and other funds. Homes Within Reach uses the community land trust model to create and preserve affordable homeownership for families in suburban Hennepin County. Four homes were purchased in 2025. To date, Homes Within Reach has purchased 31 homes in St. Louis Park.

Emergency rental assistance and Social Services RFP

Beginning in 2025, the City of St. Louis Park began using a competitive Request for Proposal process for social services funding which includes providing emergency rental assistance in St. Louis Park. In 2025, the St. Louis Park Emergency Program (STEP) submitted a proposal to administer an emergency rental program for St. Louis Park residents who have an unexpected, resolvable crisis and cannot pay rent. Documentation is requested at the time of application. Priority is given to those with incomes at or below 50% AMI. STEP also receives Community Development Block Grant funds through the Hennepin County Consolidated RFP for emergency assistance.

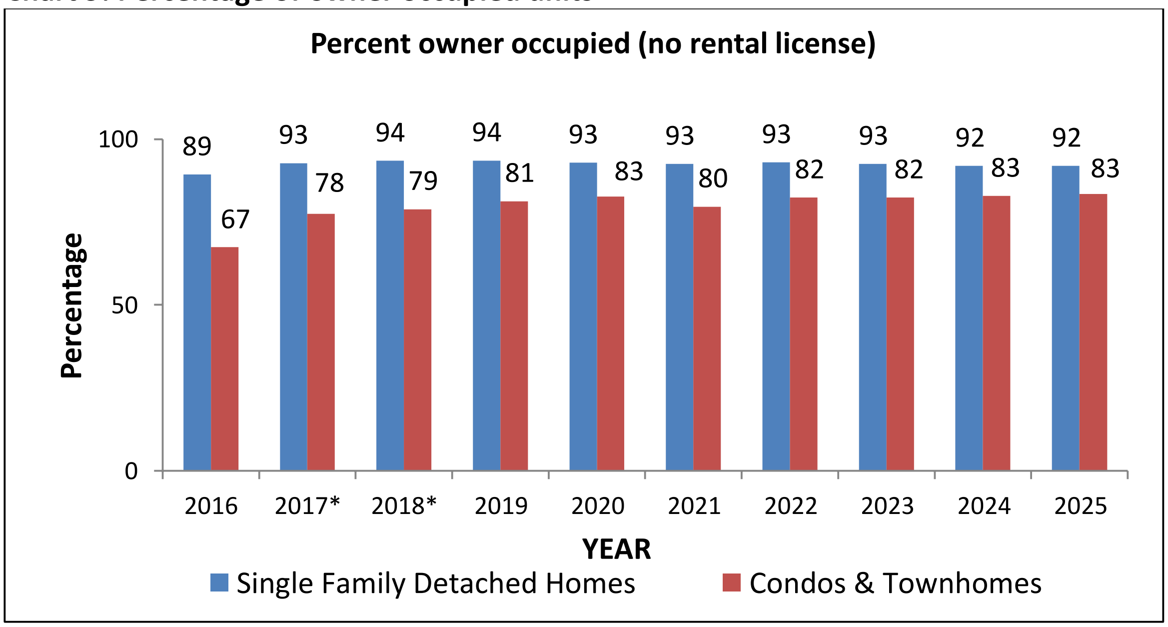
The City of St. Louis Park awarded $154,000 in funding to STEP for emergency rental assistance and $50,000 to address food insecurity through the 2025 RFP. Senior Community Services was awarded $15,000 for the HOME Chore program to provide services that support and help seniors in St. Louis Park remain living independently in their home.

4. Housing matrix and development

The housing matrix below shows the numbers and percentages of housing types, tenure (owner or rental), affordable units, senior-designated units and large single-family homes. The matrix is a guide to evaluate future housing development proposals.

- 13.975 units (49% of units) in St. Louis Park have a rental license.
- The chart shows percentages of rental vs. owner-occupied units over time. Prior to 2017, the chart reflects homestead versus non-homesteaded properties. Starting in 2017, the chart uses rental licenses to count the number of rental properties in St. Louis Park since not all non-homesteaded properties are rental.
- **92%** of single-family detached homes were owner-occupied (did not have a rental license), and **83%** of condos/townhomes were owner-occupied (no rental license)
- The city hired Maxfield Research to update the city's comprehensive housing analysis. The report was completed and presented to council in 2023.

Chart 9: Percentage of owner occupied units



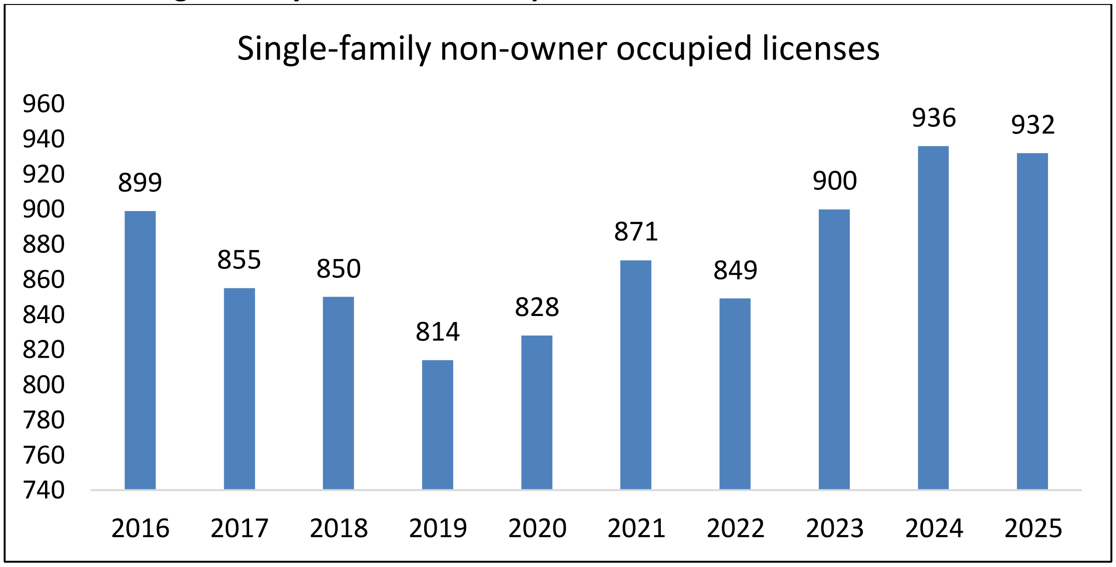
*Rental license data included beginning in 2017

Single-family rentals in St. Louis Park: A non-owner-occupied license (rental license) is required for any non-owner-occupied unit, including vacant units and properties that are not owner-occupied for at least six months per year. The city does not track the various types of licensed single-family homes and therefore does not have data on how many of the properties are occupied versus vacant homes, or properties in which the homeowner does not occupy the home for at least six months.

In 2025, there were 932 single-family rental licenses in St. Louis Park including 37 single-family public housing units owned and operated by the St. Louis Park Housing Authority. Over the past ten years, the number of single-family non-owner-occupied licenses has fluctuated between

814 and 936 as shown in the chart below. Staff monitor the single-family rental license trends in St. Louis Park annually.

Chart 10: Single-family non-owner-occupied licenses



Family-size single-family homes

"Family-size single-family homes" are defined as exceeding **1,500** square feet of living space, having three or more bedrooms, two or more baths, and at minimum, a two-car garage. According to the Assessing Department, **2,552 – or 22% –** of St. Louis Park single family homes meet this threshold. This is an increase of 19 homes over last year, most likely due to additions, demo/rebuilds and remodels. Although this size home is not considered large when compared to newly constructed housing, in St. Louis Park, 74% of single-family homes have a foundation size less than 1,200 square feet and 45% of single-family homes have less than 1,200 square feet above ground.

Senior housing

The following information provides an overview of senior housing is available in St. Louis Park:

- Ten senior (including senior preference) housing rental developments, for a total of 1,200 units.
- Hamilton House offers a preference for seniors, but not all residents are seniors.
- Three senior housing developments are "affordable." Hamilton House (public housing), Menorah West and Menorah Plaza (multi-family subsidized).
- Two senior housing developments have a mix of market rate and affordable units. The Elmwood has 17 affordable housing units and Risor has 18 affordable units. These affordable units are required by the inclusionary housing policy.
- Two senior ownership developments, for a total of 166 units.
- Total rental and home ownership units: 1,366.

Table 5: Senior housing table

RENTAL					
Project name	Address	Total units	Affordable units	Occupied Date	Type of Senior
Hamilton House	2400 Nevada Ave S	110	110	1976	Public Housing (Senior Preference)
Menorah West Apartments	3600 Phillips Parkway	45		1986	Affordable/Subsidized
Menorah Plaza	4925 Minnetonka Blvd	151		1981	Affordable/Subsidized, Assisted Living Offered
Parkshore Place	3663 Park Center Blvd	207		1988	Senior
Knollwood Place	3630 Phillips Parkway	153		1987	Senior
TowerLight	3601 Wooddale Ave	43 29 33		2012	Senior Assisted Living Memory Care
Roitenberg Family	3610 Phillips Parkway	52/24		2002	Assisted Living Memory Care
Parkwood Shores	3633 Park Center Blvd	68 23		2001	Assisted Living Memory Care
Comfort Residence at St. Louis Park	7115 Wayzata Blvd	12 10		2014	Assisted Living Memory Care
The Elmwood	5605 W 36th St	70	17	2021	53 market rate/ 17 affordable @ 60% AMI
Risor	3510 Beltline Blvd	170	18	2023	152 market rate/18 affordable @ 50% AMI
	TOTAL RENTAL UNITS:	**1200**	**145 affordable rental units**		

HOME OWNERSHIP					
Project name	Address	No. of Units		Occupied Date	Type of Senior
Aquila Commons	8200 W 33rd St	106		2012	Coop
Village in the Park	3600 Wooddale	60		2007	Senior Living
	TOTAL OWNER UNITS	**166**			

Affordable Housing

The Metropolitan Council sets the rental affordability limit at 60% area median income (AMI) and 80% AMI for ownership affordability. Below is a chart showing the number of market-rate affordable (naturally occurring affordable housing) multifamily rental units in St. Louis Park with affordable levels from 30% AMI to 80% AMI based on the Maxfield Research update from 2023.

Program participants with a St. Louis Park Housing Choice Voucher (HCV) can utilize vouchers in market-rate rentals reducing the rents to 30 – 40% of a voucher holder's income. The average HCV client's income is below 30% AMI.

The following information is an excerpt of the 2023 Maxfield Research Housing Study for the City of St. Louis Park. The city updates the housing study approximately every five years.

Among the 8,101 market rate units inventoried by unit mix and monthly rent, 26.4% are affordable to households with incomes at 50% AMI while 24.5% are affordable to households with incomes at 60% AMI.

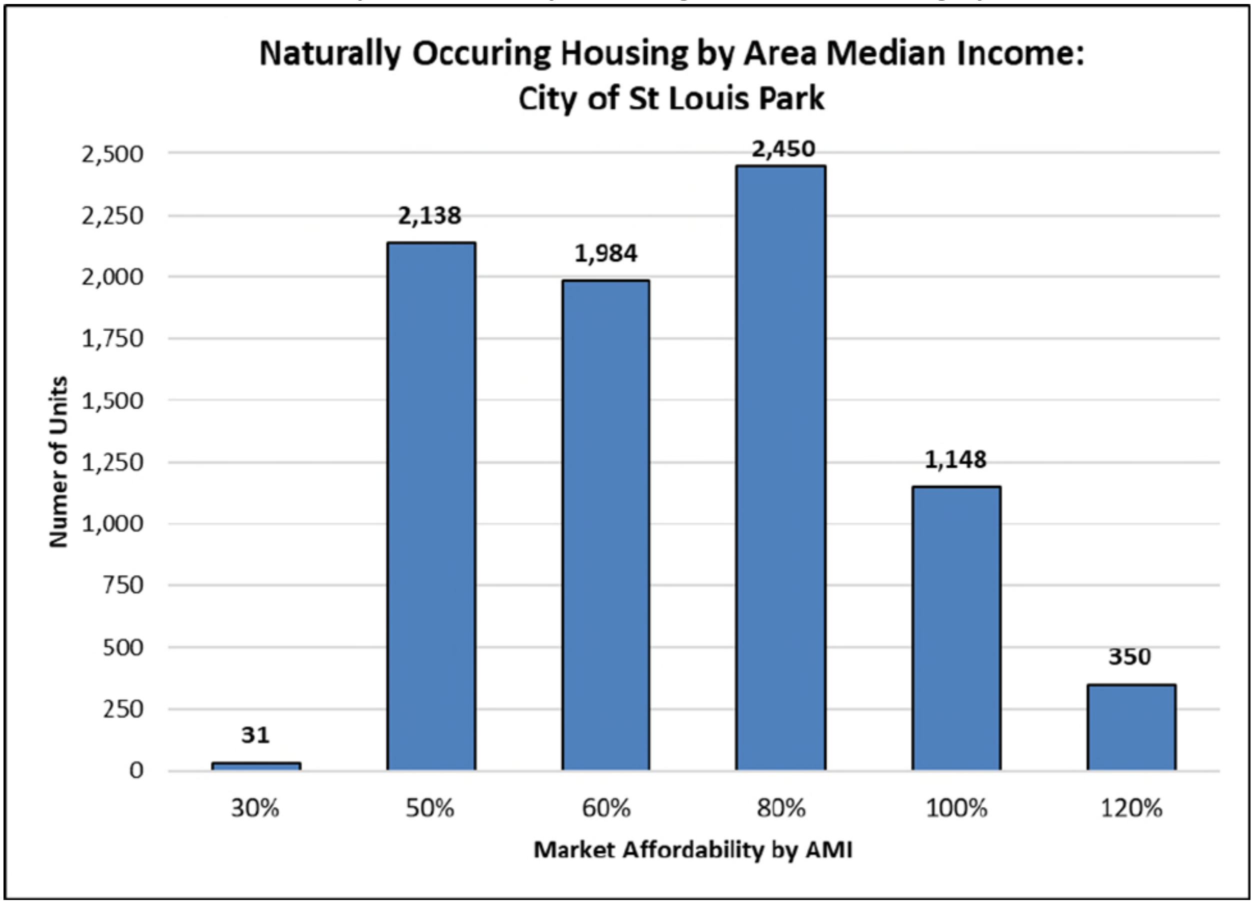
Table 6: Multifamily market-rate rental units by AMI

TABLE R-7
MULTIFAMILY MARKET RATE RENTAL DEVELOPMENTS
NATURAL OCCURRING SUMMARY
CITY OF ST LOUIS PARK
FEBRUARY 2023

	Market Rate Affordability by AMI					
Unit Type	30%	50%	60%	80%	100%	120%
STUDIO	0	134	88	194	37	14
1 BR	0	1,179	862	1,381	521	69
2 BR	31	788	1,013	791	576	226
3 BR	0	37	21	84	14	41
Subtotal	**31**	**2,138**	**1,984**	**2,450**	**1,148**	**350**
Pct. Of Total	**0.4%**	**26.4%**	**24.5%**	**30.2%**	**14.2%**	**4.3%**
Pct. Of Affordability Category						
STUDIO	0.0%	6.3%	4.4%	7.9%	3.2%	4.0%
1 BR	0.0%	55.1%	43.4%	56.4%	45.4%	19.7%
2 BR	100.0%	36.9%	51.1%	32.3%	50.2%	64.6%
3 BR	0.0%	1.7%	1.1%	3.4%	1.2%	11.7%

Source: Maxfield Research & Consulting, LLC.

Chart 11: 2023 Maxfield report - Naturally occurring affordable housing by AMI



Source: Maxfield research & Consulting LLC

Affordable housing rental projects

The multifamily housing dashboard shows the total number of rental units and the number of affordable units created since the inclusionary housing policy was adopted.

Affordable homeownership

- The 2025 **affordable ownership** purchase price is **$306,500**, which is the affordable homeownership purchase price for households at 80% AMI ($97,800). The affordable purchase price at 80% AMI increased by $16,300 over the previous year. The matrix also shows the data for single-family homes, condos and townhomes valued at $225,300 or less, which is the 60% AMI affordable ownership purchase price, and is an increase in purchase price of $7,900.
- In 2025, 4,384 (29%) of the single-family homes, condos and townhomes in St. Louis Park were considered affordable at or below 80% AMI based on valuation data from assessing compared to 3,957 in 2024. The Metropolitan Council used the following assumptions in determining the affordable ownership price in 2025:
    - Fixed-interest, 30-year home loan
    - Interest rate of 6.25%
    - A 28% housing debt-to-household income ratio
    - A 3.5% down payment

- A property tax rate of 1.00% of the property sales price
- Mortgage insurance at 0.55% of unpaid principal
- $219/month for hazard insurance

Table 7: St. Louis Park Housing Matrix

December 31, 2025

Housing Units by Type

Housing Type	Housing Units		Owner Occupied (No Rental License)		Rental Licenses	
Single Family Detached	11,607	43%	10,675		932	
Duplex	436	2%	80		356	
Condos and townhomes	3,563	13%	2,974		589	
Apartments	11,198	42%			11,198	
Totals	**26,804**		**13,731**	**51%**	**13,075**	**49%**

Large Single Family Homes, Affordable, and Senior Housing

Housing Type	Family sized single family homes over 1500 square feet		Affordable ownership: SF, Condo and TH Units 60%	80%	2023 Maxfield Research Affordable Market Rate (NOAH) Rental Units 60%	80%	Rent restricted units *Does not include tenant based vouchers		Senior Designated	
Single Family Detached	2,552		160	1548			37 public housing			
Duplex										
Condos and townhomes			1712	2,836					166	
Apartments					4153	6603	1,073		1200	
Totals	**2,552**	**22%**	**1872** **12%**	**4384** **29%**	**4153** **51%**	**6603** **81.%**	**1,110**	**8%**	**1366**	**5%**
	% of SF Homes		**% of SF, Condo & TH**		**% of Multifamily surveyed**		**% of Rental**		**% of Total Housing Units**	

The rental unit numbers are rental license data provided by the building and energy department. The percentage of owner occupied (no rental license) units to rental (units with a rental license) units is 52% owner (no rental license) and 48% of units with a rental license.

Met Council revises the affordable housing income standards annually and affordability is defined as owner occupied units at 80% AMI and rental units at 60% AMI. Some years 80% AMI rental units have also been considered affordable. This chart shows all single family homes, condos and townhomes with an assessed value based on 60% and 80% AMI. The chart also shows multifamily rental units affordable at 60% AMI and 80% AMI based on Maxfield Research data. The percentage of affordable units for multifamily is based on the percentage of multifamily units surveyed by Maxfield Research in 2023. More data is on the previous page related to affordable rents based on the number of bedrooms in a unit.

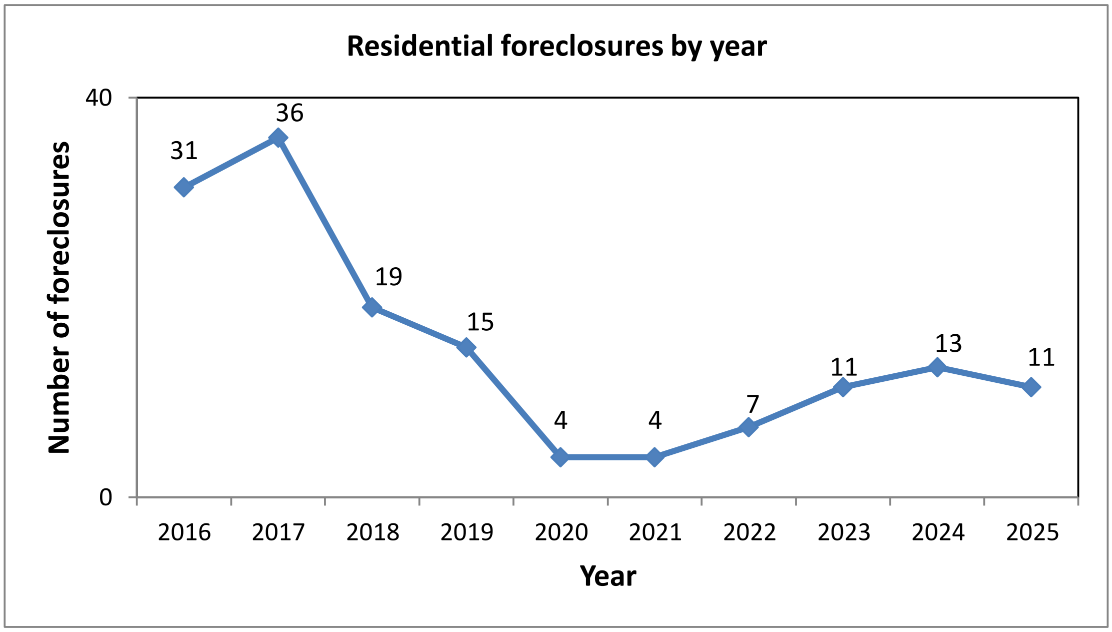
Rent restricted units include project based vouchers, public housing and inclusionary housing units. This does not include the tenant based Housing Choice Vouchers (Section 8), Kids in the Park, or Stable HOME vouchers which are not tied to a specific unit.

Data source: St. Louis Building and Energy and Assessing departments, St. Louis Park Housing Authority and Maxfield Research & Consulting.

5. Foreclosures

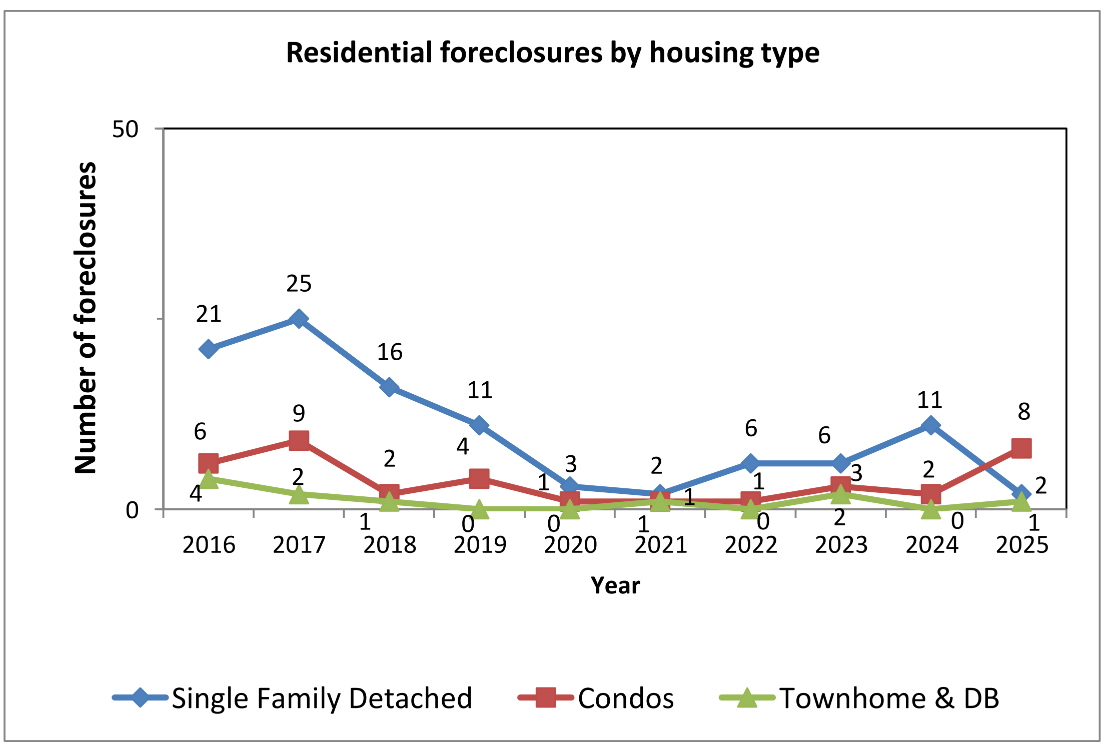
Foreclosures are measured by the number of sheriff sales. The number of residential foreclosures in St. Louis Park remains low with 11 foreclosures in 2025.

Chart 12: St. Louis Park residential foreclosures by year



The trend chart below shows foreclosure by housing type over time.

Chart 13: Residential foreclosures by housing type



*Townhome & DB = Townhome and Double Bungalow/Duplex

6. Housing Authority and rental assistance programs

The St. Louis Park Housing Authority (HA) administers programs that ensure the availability of safe and desirable affordable housing options in the St. Louis Park community. These programs include the Public Housing program, Housing Choice Voucher rental assistance program, the family self-sufficiency program, Stable HOME, Kids in the Park and Bring it Home programs. The HA currently serves over 615 eligible, low-income households through their housing programs.

Public Housing

Restricted to households at or below 80% AMI. However, the majority of public housing residents have incomes below 50% AMI, with a significant number below 30% AMI.

The Housing Authority (HA) owns Hamilton House, a low-rise apartment building (108 one-bedroom units and two two-bedroom units) built in 1975, and 37 scattered site single-family units (three to five bedrooms) acquired or constructed between 1974 and 1996. Hamilton House is designated for general occupancy, however, priority is given to elderly and disabled applicants. The single-family scattered site units house families with children. The HA also holds the HUD Annual Contributions Contract (ACC) and maintains a waiting list for 12 two-bedroom Public Housing apartment units located at Louisiana Court.

The average annual income for households at Hamilton House is $16,680 which is below 30% AMI. The average income for the scattered site single-family homes (three to five bedrooms) is $45,799 and average income for the 12 Louisiana Court public housing two-bedroom units is $20,480.

Table 8: Percentage of public housing units by AMI

30% AMI	31 - 50% AMI	51-80% AMI	81%+ AMI
77%	19%	3%	1%

Public housing residents pay 30% of their income towards rent. If a household's income rises above the limit, on the second anniversary of exceeding the HUD over-income limit (120% AMI), households are given notice that they are no longer eligible for public housing and need to move on from the program.

Table 9: Public Housing

Public Housing	Total Units	1-BR	2-BR	3-BR	4-BR	5-BR
Hamilton House	110	108	2			
Scattered Site Single Family	37			17	17	3
Louisiana Court, Metropolitan Housing Opportunity (MHOP) Units	12		12			
Total (bedroom size)		108	14	17	17	3
Total Units	**159**					

Housing Choice Voucher Program (HCV) – 50% AMI

The HA has an allocation of 381 Housing Choice Vouchers plus 25 Mainstream vouchers for a total allocation of 406 vouchers from HUD. This rent assistance program provides rent subsidies for low-income individuals and families in privately owned, existing market rate housing units. The rent subsidy is paid directly to the owner of the rental property by the Housing Authority (HA) with funds provided by HUD. The HA administers tenant-based, project-based and newly awarded special program vouchers as noted below. 46 vouchers of the HA's allocation are designated for use in three privately owned developments (Vail Place, Wayside and Bickham Court) and are referred to as project-based vouchers. **The average income of voucher holder households in St. Louis Park is $20, 256 which is below 30% AMI.** HCV participants pay at least 30% of their income towards rent and can choose to pay up to 40%. Despite the number of HCV units allocated to a Housing Authority by HUD, HAs are limited in the number of vouchers that can be administered by the annual funding allocated by HUD.

Family Unification Vouchers (FUP)

The HA has an allocation of 27 FUP vouchers. FUP is a program in which Housing Choice Vouchers (HCVs) are provided in order to lease decent, safe and sanitary housing in the private housing market to:

- Families for whom the lack of adequate housing is a primary factor in either: the imminent placement of the family's child(ren) in out of home care or the delay in the discharge of the child(ren) to the family from out of home care. There is no time limitation on family FUP vouchers, or
- Youth who are at least 18 years and not more than 24 years old who: left foster care at age 16 or older or will leave foster care within 90 days and are homeless or at risk of homelessness. FUP vouchers used by youth were previously limited by statute to 36 months of housing assistance. The CARES Act has changed the limit to 60 months.

The HA is partnering with Hennepin County on this program. In 2025, 27 families were served by the FUP program. 25 FUP vouchers were utilized as of Dec. 31, 2025.

Foster Youth to Independence (FYI)

The Foster Youth to Independence (FYI) initiative allows Housing Authorities who partner with a Public Child Welfare Agency (PCWA) to request targeted Housing Choice Vouchers (HCVs) to serve eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Rental assistance and supportive services are provided to qualified youth for a period of up to 36 months. As part of the Consolidated Appropriations Act in 2021 the Fostering Stable Housing Opportunities (FSHO) amendment allows housing authorities to provide youth with an extension up to 24 months if they meet one of the statutory requirements, this extension allows the youth 60 months total on the FYI program. Statutory requirements include one of the following: participation in a Family Self Sufficiency Program, or youth who are required to care for a dependent child under age six or an incapacitated person, or are participating in drug or alcohol treatment, or are enrolled in an institution of higher education, or are participating in a job training program or are employed.

Hennepin County partners with the HA in the administration of the FYI program. The HA administers the rental assistance vouchers for the participants, while the county is responsible for engaging service agencies to provide the required support services. The regulations overseeing the issuance and administration of the FYI rental vouchers are the same as those for Housing Choice Vouchers (HCV) with the exception of the 36-month limit on assistance, with extensions up to 24 months for eligible activities. HUD is the funding source for both the housing assistance and the administration fees for the program, similar to the HCV program.

As of Dec. 31, 2025, housing authority has a total of 24 FYI vouchers and 24 of them are leased up.

Mainstream

The HA has an allocation of 25 Mainstream vouchers. These Mainstream vouchers provide vouchers to assist non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, at serious risk of homelessness or are experiencing homelessness. It was designed to further to the goals of the Americans with Disabilities Act (ADA) by helping persons with disabilities live in the most integrated setting. Families or individuals with a Mainstream voucher must have a household member at least 18 years of age and less than 62 years of age with a disability at the time of eligibility determination. In 2025, 25 mainstream vouchers were utilized.

Lou Park Apartments

Lou Park is an apartment complex in St. Louis Park owned and managed by Bigos Management. Bigos notified tenants that in 2018 they would be completing a contract transfer of their 32 project-based units to another property. As of July 1, 2019, tenants were eligible to request to move to the new property or remain at Lou Park using an enhanced voucher administered by the St. Louis Park Housing Authority. This added 32 additional vouchers to the Housing Authority's allocation. Initially, 31 tenants chose to utilize the tenant protection voucher at Lou Park. As of Dec. 31, 2025, 19 tenants remained at Lou Park and the remainder have chosen to use their voucher to move to a different complex.

Bickham Court
In 2024, the former owner, Perspectives, Inc. filed for Chapter 11 bankruptcy and was required to sell the property as part of the bankruptcy proceedings. Trellis Co. purchased the five buildings and maintained all affordable restrictions. Trellis partnered with Missions as their provider of supportive services. Missions is a nonprofit organization who provides housing, emergency shelter and supportive services to domestic abuse survivors and those seeking recovery from substance use disorders.

In September 2024, Trellis named the property Bickham Court after George Bickham, a teacher and mentor at Perspectives for 22 years. He passed away in January 2022 at the age of 46.

The St. Louis Park Housing Authority Board approved the assignment of the project-based contract with Perspectives to Trellis in July 2024 for 22 project-based units and a 20-year project-based contract extension at the September 2024 board meeting. Since taking over the property in 2024, Trellis has made significant improvements to the property and has plans in place for additional work in 2026 using over $8 million in funding awarded by Minnesota Housing in late 2024.

Wayside
The Housing Authority (HA) has provided project-based vouchers (PBV) to Wayside House properties located at 1341 and 1349 Jersey Avenue South since 2023. Wayside provides supportive housing and programming for women in recovery. Wayside currently has 16 project-based vouchers and they self-subsidize rents on four of their units.

Table 10: HCV Lease-Up Report

HCV (and special purpose voucher) Lease Up Report as of December 31, 2025	Utilized (leased and vouchers issued)	Allocated
Housing Choice Voucher	252	250
Project Based Vouchers (PBV)	36	36
Family Unification Program (FUP) *including 7 project-based vouchers	25	27
Lou Park (tenant protection vouchers)	19	19
Veterans Affairs Supportive Housing (VASH)	22	25
Foster Youth to Independence (FYI)	24	24
Mainstream *including 3 project-based vouchers	23	25
Total (99% utilized)	**401**	**406**
Port Ins	**22**	**NA**

Approximately 330 of the leased vouchers are leased up in St. Louis Park. The remaining vouchers are leased in other communities through the portability option with the HCV program. There are 22 “port ins” as shown in the chart above, which are voucher holders living in St. Louis Park but their voucher belongs to a different Housing Authority.

Stable HOME Rental Assistance Program – 50% AMI – federal/county funded
The Stable HOME program provides rent assistance to low-income singles and families who were homeless or would otherwise be at risk of homelessness. Rent assistance is limited to three years. During the three years, participants must establish good rental histories. They must also work to improve their earnings enough to where they do not need rental assistance or find a permanent subsidy program. The Stable Home program is administered by the Housing Authority, but participants are free to choose a rental unit anywhere in Hennepin County except Minneapolis. Participants are referred to the program by Hennepin County. This program is funded with federal HOME funds allocated to the county. With a program size of 45 vouchers limited to three years of rental assistance, 57 families throughout suburban Hennepin County were served by this program in 2025.

Kids in the Park Rent Assistance Program – 50% AMI – city funded
Kids in the Park provides rent assistance to households with school-age children for up to four years. Participants receive a flat, monthly rental assistance subsidy that decreases annually over the four-year period. Eligible households must have an income at or below 50% of the area median income, a child attending school in St. Louis Park, one parent or guardian that works a minimum of 28 hours per week, live in rental housing in St. Louis Park and comply with their lease. Families with disabled and elderly heads of household do not need to comply with the work requirement. The program was developed in partnership with the St. Louis Park Emergency Program (STEP) and the St. Louis Park School District. The Kids in the Park program began serving 9 families in December 2017. Funding was increased for 2018 to serve 14, 2019 served 17 families and in 2020 that number increased to 20 families. In 2023 funding was increased so that 30 families were able to be served by Kids in the Park. The Kids in the Park program was again fully utilized in 2025.

Bring It Home (BIH) – 30% AMI - state funded
Bring It Home (BIH) is a state program authorized by the legislature in 2023 to create rental assistance opportunities for low-income families across Minnesota. Funded by state appropriations and a metro sales tax for housing, the program provides grants to program administrators who will administer the program as direct assistance for renter households. The HA is a BIH program administrator. By statute, the HA must prioritize households with children and household income up to 30% AMI. Minnesota Housing, the state agency responsible for oversight of delivery of the BIH program across Minnesota, requested responses to a Request For Proposals in February 2025.

In April 2025, the HA submitted a response to the RFP; for ease of administration, the HA proposed a program that will closely mirror the HCV program, with several modifications intended to create efficiency while continuing to provide high quality programming and service to which the community is accustomed. The BIH program will give priority to families at 30% AMI, with children aged 18 and younger in the household and a residency preference (lives, works or goes to school in St. Louis Park). Additional preferences include: elderly, near elderly or disabled, veterans' preference and intent to lease in place. BIH vouchers awarded to the HA can only be used in St. Louis Park.

In August 2025, staff were notified that the BIH RFP was awarded $31,700 for program startup costs, $1,199,664 for rental assistance and $147,292 in admin costs which will serve approximately 52 families over two years. After completion of the due diligence process in place by Minnesota Housing, a contract was executed Dec. 12, 2025 and staff began implementation of the BIH program.

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Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31695 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26) (Voider)				
2019 Van battery service	P-13550	hamilton	-99.42	443099000 - Contract Costs-Other
Total 31695 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26) (Voider)			**-99.42**	
31697 (genfund) - Menards (v0000873) - 02/05/26 (02/26)				
HH Materials	P-14153	hamilton	209.99	442001000 - Maintenance Materials
Total 31697 (genfund) - Menards (v0000873) - 02/05/26 (02/26)			**209.99**	
31698 (genfund) - ODP Business Solutions, LLC (v0001612) - 02/05/26 (02/26)				
PH Supplies	P-14154	hamilton	51.44	419022000 - Other Misc Admin Expenses
PH Supplies	P-14155	hamilton	1.46	419022000 - Other Misc Admin Expenses
Total 31698 (genfund) - ODP Business Solutions, LLC (v0001612) - 02/05/26 (02/26)			**52.90**	
31699 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/05/26 (02/26)				
HH Heat treatment	P-14157	hamilton	1,146.00	443007000 - Contract-Pest Control
HH Heat treatment	P-14158	hamilton	1,146.00	443007000 - Contract-Pest Control
HH Inspection	P-14159	hamilton	149.00	443007000 - Contract-Pest Control
Total 31699 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/05/26 (02/26)			**2,441.00**	
31700 (genfund) - All Inc. (v0000065) - 02/05/26 (02/26)				
SS Gas Range & delivery	P-14160	scatter	848.50	442002000 - Supplies-Appliance
Total 31700 (genfund) - All Inc. (v0000065) - 02/05/26 (02/26)			**848.50**	
31701 (genfund) - CMT Janitorial Services (v0000311) - 02/05/26 (02/26)				
HH cleaning February '26	P-14156	hamilton	1,850.00	443010000 - Contract-Janitorial/Cleaning
Total 31701 (genfund) - CMT Janitorial Services (v0000311) - 02/05/26 (02/26)			**1,850.00**	
31702 (genfund) - Muska Plumbing LLC (v0000979) - 02/05/26 (02/26)				
HH replace basket strainer	P-14161	hamilton	225.00	443011000 - Contract-Plumbing
Total 31702 (genfund) - Muska Plumbing LLC (v0000979) - 02/05/26 (02/26)			**225.00**	
31703 (genfund) - Snyder Electric Co (v0001324) - 02/05/26 (02/26)				
SS Living & bathroom light replacement	P-14165	scatter	435.27	443006000 - Contract-Electrical
Total 31703 (genfund) - Snyder Electric Co (v0001324) - 02/05/26 (02/26)			**435.27**	
31704 (genfund) - Sundberg America LLC (v0001391) - 02/05/26 (02/26)				
HH Materials	P-14166	scatter	102.04	442001000 - Maintenance Materials
HH Materials	P-14167	hamilton	112.02	442001000 - Maintenance Materials
Total 31704 (genfund) - Sundberg America LLC (v0001391) - 02/05/26 (02/26)			**214.06**	
31705 (genfund) - ODP Business Solutions, LLC (v0001612) - 02/05/26 (02/26)				
2025 Tax Envelopes	P-14164	hcv	81.26	419022000 - Other Misc Admin Expenses

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2025 Tax Envelopes	P-14164	hamilton	57.20	419022000 - Other Misc Admin Expenses
Total 31705 (genfund) - ODP Business Solutions, LLC (v0001612) - 02/05/26 (02/26)			**138.46**	
31706 (genfund) - City of St. Louis Park (v0001618) - 02/05/26 (02/26)				
2019 Van battery service	P-14169	hamilton	255.82	443099000 - Contract Costs-Other
Total 31706 (genfund) - City of St. Louis Park (v0001618) - 02/05/26 (02/26)			**255.82**	
31707 (genfund) - Northern Lights Plumbing (v0001673) - 02/05/26 (02/26)				
HH replace kitchen basket strainer	P-14162	hamilton	356.41	443011000 - Contract-Plumbing
HH install vanity and toilet	P-14163	hamilton	704.76	443011000 - Contract-Plumbing
Total 31707 (genfund) - Northern Lights Plumbing (v0001673) - 02/05/26 (02/26)			**1,061.17**	
31708 (genfund) - Vestis (v0001681) - 02/05/26 (02/26)				
HH maintenance uniform	P-14168	hamilton	269.63	442001000 - Maintenance Materials
Total 31708 (genfund) - Vestis (v0001681) - 02/05/26 (02/26)			**269.63**	
31709 (genfund) - Xcel Energy (v0001586) - 02/05/26 (02/26)				
:URP 02/26 5179240049 [redacted]	P-13533	scatter	23.00	471501001 - Tenant Utility Payments-Public Housing
:URP 02/26 5142144090[redacted]	P-13534	scatter	175.00	471501001 - Tenant Utility Payments-Public Housing
:URP 02/26 51-0013967608-8 [redacted]	P-13535	scatter	140.00	471501001 - Tenant Utility Payments-Public Housing
Total 31709 (genfund) - Xcel Energy (v0001586) - 02/05/26 (02/26)			**338.00**	
31710 (genfund) - City of St. Louis Park (v0001618) - 02/12/26 (02/26)				
Computer Quarter 4	P-14170	hamilton	1,840.00	419007000 - Telephone
Computer Quarter 4	P-14170	hcv	1,035.74	419007000 - Telephone
iPad Quarter 4	P-14171	hamilton	120.03	419007000 - Telephone
iPad Quarter 4	P-14171	hcv	120.03	419007000 - Telephone
Rent Quarter 4	P-14172	hamilton	1,875.00	418000000 - Office Rent
Rent Quarter 4	P-14172	hcv	1,875.00	418000000 - Office Rent
iPhones Quarter 4	P-14173	hamilton	803.40	419007000 - Telephone
PH Admin Salaries - Q4	P-14174	hamilton	71,089.08	411000000 - Administrative Salaries
PH Admin Benefits - Q4	P-14174	hamilton	15,802.45	411004000 - Employee Benefit Contribution-Admin
PH Maint Salaries - Q4	P-14174	hamilton	15,458.79	441000000 - Maintenance Salaries
PH Maint Benefits - Q4	P-14174	hamilton	9,789.51	441005000 - Employee Benefit Contribution-Maint.
HCV Admin Salaries - Q4	P-14174	hcv	39,867.22	411000000 - Administrative Salaries
HCV Admin Benefits - Q4	P-14174	hcv	13,375.93	411004000 - Employee Benefit Contribution-Admin
SH Admin Salaries - Q4	P-14174	stablehm	7,258.26	411000000 - Administrative Salaries
SH Admin Benefits - Q3	P-14174	stablehm	2,494.42	411004000 - Employee Benefit Contribution-Admin
KIP Admin Salaries - Q4	P-14174	kidspark	2,617.74	411000000 - Administrative Salaries
KIP Admin Benefits - Q3	P-14174	kidspark	909.87	411004000 - Employee Benefit Contribution-Admin
MS Admin Salaries - Q4	P-14174	ms5	3,573.42	411000000 - Administrative Salaries
MS Admin Benefits - Q4	P-14174	ms5	1,281.05	411004000 - Employee Benefit Contribution-Admin

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 31710 (genfund) - City of St. Louis Park (v0001618) - 02/12/26 (02/26)			**191,186.94**	
31711 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/12/26 (02/26) (Voided)				
HH Visual inspection	P-14175	hamilton	248.00	443007000 - Contract-Pest Control
Total 31711 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/12/26 (02/26) (Voided)			**248.00**	
31711 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/12/26 (02/26) (Voider)				
HH Visual inspection	P-14175	hamilton	-248.00	443007000 - Contract-Pest Control
Total 31711 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/12/26 (02/26) (Voider)			**-248.00**	
31712 (genfund) - Allied Generators (v0000072) - 02/12/26 (02/26) (Voided)				
HH Annual commercial service	P-14176	hamilton	525.00	443099000 - Contract Costs-Other
Total 31712 (genfund) - Allied Generators (v0000072) - 02/12/26 (02/26) (Voided)			**525.00**	
31712 (genfund) - Allied Generators (v0000072) - 02/12/26 (02/26) (Voider)				
HH Annual commercial service	P-14176	hamilton	-525.00	443099000 - Contract Costs-Other
Total 31712 (genfund) - Allied Generators (v0000072) - 02/12/26 (02/26) (Voider)			**-525.00**	
31713 (genfund) - Aspen Waste Systems (v0000126) - 02/12/26 (02/26) (Voided)				
HH Feb '26 Garbage service	P-14177	hamilton	2,476.34	434000000 - Garbage/Trash Removal
Total 31713 (genfund) - Aspen Waste Systems (v0000126) - 02/12/26 (02/26) (Voided)			**2,476.34**	
31713 (genfund) - Aspen Waste Systems (v0000126) - 02/12/26 (02/26) (Voider)				
HH Feb '26 Garbage service	P-14177	hamilton	-2,476.34	434000000 - Garbage/Trash Removal
Total 31713 (genfund) - Aspen Waste Systems (v0000126) - 02/12/26 (02/26) (Voider)			**-2,476.34**	
31714 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/12/26 (02/26) (Voided)				
HH Kitchen sink line cleanup	P-14178	hamilton	140.00	443011000 - Contract-Plumbing
Total 31714 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/12/26 (02/26...			**140.00**	
31714 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/12/26 (02/26) (Voider)				
HH Kitchen sink line cleanup	P-14178	hamilton	-140.00	443011000 - Contract-Plumbing
Total 31714 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/12/26 (02/26...			**-140.00**	
31715 (genfund) - Junk King (v0000723) - 02/12/26 (02/26) (Voided)				
HH garbage trip charge	P-14179	hamilton	198.00	443019000 - Unit Turnaround Contract Cost
Total 31715 (genfund) - Junk King (v0000723) - 02/12/26 (02/26) (Voided)			**198.00**	
31715 (genfund) - Junk King (v0000723) - 02/12/26 (02/26) (Voider)				
HH garbage trip charge	P-14179	hamilton	-198.00	443019000 - Unit Turnaround Contract Cost
Total 31715 (genfund) - Junk King (v0000723) - 02/12/26 (02/26) (Voider)			**-198.00**	

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31716 (genfund) - La Van Floor Covering Company (v0000765) - 02/12/26 (02/26) (Voided)				
HH Removal & replacement of flooring	P-14185	cfp2024	3,500.00	140010000 - Site Improvement
Total 31716 (genfund) - La Van Floor Covering Company (v0000765) - 02/12/26 (02/26) (...			**3,500.00**	
31716 (genfund) - La Van Floor Covering Company (v0000765) - 02/12/26 (02/26) (Voider)				
HH Removal & replacement of flooring	P-14185	cfp2024	-3,500.00	140010000 - Site Improvement
Total 31716 (genfund) - La Van Floor Covering Company (v0000765) - 02/12/26 (02/26) (...			**-3,500.00**	
31717 (genfund) - Metro Water Conditioning Inc (v0000885) - 02/12/26 (02/26) (Voided)				
SS solar salt	P-14180	scatter	90.00	442001000 - Maintenance Materials
Total 31717 (genfund) - Metro Water Conditioning Inc (v0000885) - 02/12/26 (02/26) (Voided)			**90.00**	
31717 (genfund) - Metro Water Conditioning Inc (v0000885) - 02/12/26 (02/26) (Voider)				
SS solar salt	P-14180	scatter	-90.00	442001000 - Maintenance Materials
Total 31717 (genfund) - Metro Water Conditioning Inc (v0000885) - 02/12/26 (02/26) (Voider)			**-90.00**	
31719 (genfund) - Platinum Standard Elevator LLC (v0001095) - 02/12/26 (02/26) (Voided)				
HH Elevator maintenance	P-14181	hamilton	294.00	443017000 - Contract-Elevator Monitoring
Total 31719 (genfund) - Platinum Standard Elevator LLC (v0001095) - 02/12/26 (02/26) (V...			**294.00**	
31719 (genfund) - Platinum Standard Elevator LLC (v0001095) - 02/12/26 (02/26) (Voider)				
HH Elevator maintenance	P-14181	hamilton	-294.00	443017000 - Contract-Elevator Monitoring
Total 31719 (genfund) - Platinum Standard Elevator LLC (v0001095) - 02/12/26 (02/26) (V...			**-294.00**	
31720 (genfund) - Redpath And Company (v0001155) - 02/12/26 (02/26) (Voided)				
2025 Financial Audit	P-14182	hamilton	1,750.00	417100000 - Auditing Fees
2025 Financial Audit	P-14182	hcv	1,750.00	417100000 - Auditing Fees
Total 31720 (genfund) - Redpath And Company (v0001155) - 02/12/26 (02/26) (Voided)			**3,500.00**	
31720 (genfund) - Redpath And Company (v0001155) - 02/12/26 (02/26) (Voider)				
2025 Financial Audit	P-14182	hamilton	-1,750.00	417100000 - Auditing Fees
2025 Financial Audit	P-14182	hcv	-1,750.00	417100000 - Auditing Fees
Total 31720 (genfund) - Redpath And Company (v0001155) - 02/12/26 (02/26) (Voider)			**-3,500.00**	
31721 (genfund) - Vail Place (v0001489) - 02/12/26 (02/26) (Voided)				
HH - Ser Coord Serv Jan '26	P-14183	rosssvc	7,302.75	421002000 - Project Coordinator
HH - Admin Allocation Jan '26	P-14183	rosssvc	259.75	419022000 - Other Misc Admin Expenses
Total 31721 (genfund) - Vail Place (v0001489) - 02/12/26 (02/26) (Voided)			**7,562.50**	
31721 (genfund) - Vail Place (v0001489) - 02/12/26 (02/26) (Voider)				
HH - Ser Coord Serv Jan '26	P-14183	rosssvc	-7,302.75	421002000 - Project Coordinator
HH - Admin Allocation Jan '26	P-14183	rosssvc	-259.75	419022000 - Other Misc Admin Expenses

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 31721 (genfund) - Vail Place (v0001489) - 02/12/26 (02/26) (Voider)			**-7,562.50**	
31722 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26) (Voided)				
HCV Inspections	P-14186	hcv	660.00	443099000 - Contract Costs-Other
Total 31722 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26) (Voided)			**660.00**	
31722 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26) (Voider)				
HCV Inspections	P-14186	hcv	-660.00	443099000 - Contract Costs-Other
Stable Home Inspections	P-14187	stablehm	-460.00	443099000 - Contract Costs-Other
Total 31722 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26) (Voider)			**-1,120.00**	
31722 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26) (Voided)				
Stable Home Inspections	P-14187	stablehm	460.00	443099000 - Contract Costs-Other
Total 31722 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26) (Voided)			**460.00**	
31724 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/12/26 (02/26)				
HH Visual inspection	P-14175	hamilton	248.00	443007000 - Contract-Pest Control
Total 31724 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/12/26 (02/26)			**248.00**	
31725 (genfund) - Allied Generators (v0000072) - 02/12/26 (02/26)				
HH Annual commercial service	P-14176	hamilton	525.00	443099000 - Contract Costs-Other
Total 31725 (genfund) - Allied Generators (v0000072) - 02/12/26 (02/26)			**525.00**	
31726 (genfund) - Aspen Waste Systems (v0000126) - 02/12/26 (02/26)				
HH Feb '26 Garbage service	P-14177	hamilton	2,476.34	434000000 - Garbage/Trash Removal
Total 31726 (genfund) - Aspen Waste Systems (v0000126) - 02/12/26 (02/26)			**2,476.34**	
31727 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/12/26 (02/26)				
HH Kitchen sink line cleanup	P-14178	hamilton	140.00	443011000 - Contract-Plumbing
Total 31727 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/12/26 (02/26)			**140.00**	
31728 (genfund) - Junk King (v0000723) - 02/12/26 (02/26)				
HH garbage trip charge	P-14179	hamilton	198.00	443019000 - Unit Turnaround Contract Cost
Total 31728 (genfund) - Junk King (v0000723) - 02/12/26 (02/26)			**198.00**	
31729 (genfund) - La Van Floor Covering Company (v0000765) - 02/12/26 (02/26)				
HH Removal & replacement of flooring	P-14185	cfp2024	3,500.00	140010000 - Site Improvement
Total 31729 (genfund) - La Van Floor Covering Company (v0000765) - 02/12/26 (02/26)			**3,500.00**	
31730 (genfund) - Metro Water Conditioning Inc (v0000885) - 02/12/26 (02/26)				
SS solar salt	P-14180	scatter	90.00	442001000 - Maintenance Materials
Total 31730 (genfund) - Metro Water Conditioning Inc (v0000885) - 02/12/26 (02/26)			**90.00**	

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31732 (genfund) - Platinum Standard Elevator LLC (v0001095) - 02/12/26 (02/26)				
HH Elevator maintenance	P-14181	hamilton	294.00	443017000 - Contract-Elevator Monitoring
Total 31732 (genfund) - Platinum Standard Elevator LLC (v0001095) - 02/12/26 (02/26)			**294.00**	
31733 (genfund) - Redpath And Company (v0001155) - 02/12/26 (02/26)				
2025 Financial Audit	P-14182	hamilton	1,750.00	417100000 - Auditing Fees
2025 Financial Audit	P-14182	hcv	1,750.00	417100000 - Auditing Fees
Total 31733 (genfund) - Redpath And Company (v0001155) - 02/12/26 (02/26)			**3,500.00**	
31734 (genfund) - Vail Place (v0001489) - 02/12/26 (02/26)				
HH - Ser Coord Serv Jan '26	P-14183	rosssvc	7,302.75	421002000 - Project Coordinator
HH - Admin Allocation Jan '26	P-14183	rosssvc	259.75	419022000 - Other Misc Admin Expenses
Total 31734 (genfund) - Vail Place (v0001489) - 02/12/26 (02/26)			**7,562.50**	
31735 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26)				
HCV Inspections	P-14186	hcv	660.00	443099000 - Contract Costs-Other
Stable Home Inspections	P-14187	stablehm	460.00	443099000 - Contract Costs-Other
Total 31735 (genfund) - Joseph Wellentin (v0001683) - 02/12/26 (02/26)			**1,120.00**	
31736 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/19/26 (02/26)				
HH Presentation 1/27/26	P-14190	hamilton	200.00	443007000 - Contract-Pest Control
HH Heat Treatment	P-14191	hamilton	1,146.00	443007000 - Contract-Pest Control
Total 31736 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/19/26 (02/26)			**1,346.00**	
31737 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/19/26 (02/26)				
SS clear common line	P-14192	scatter	140.00	443011000 - Contract-Plumbing
Total 31737 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/19/26 (02/26)			**140.00**	
31738 (genfund) - Muska Plumbing LLC (v0000979) - 02/19/26 (02/26)				
SS Install gas stove	P-14193	scatter	375.00	443011000 - Contract-Plumbing
Total 31738 (genfund) - Muska Plumbing LLC (v0000979) - 02/19/26 (02/26)			**375.00**	
31739 (genfund) - Sherwin Williams (v0001291) - 02/19/26 (02/26)				
HH Paint	P-14200	hamilton	570.85	442001000 - Maintenance Materials
SS Paint	P-14200	scatter	570.85	442001000 - Maintenance Materials
Total 31739 (genfund) - Sherwin Williams (v0001291) - 02/19/26 (02/26)			**1,141.70**	
31740 (genfund) - Snyder Electric Co (v0001324) - 02/19/26 (02/26)				
SS Install receptacles	P-14194	scatter	1,018.12	443006000 - Contract-Electrical
Total 31740 (genfund) - Snyder Electric Co (v0001324) - 02/19/26 (02/26)			**1,018.12**	

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=02/2026-02/2026 AND Check Date=02/01/2026-02/28/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31741 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 02/19/26 (02/26)				
HH Remove/install zone valve	P-14195	hamilton	420.00	443013000 - Contract-HVAC
HH repair/install new belts Feb. 2026	P-14196	hamilton	795.00	443013000 - Contract-HVAC
HH Install new valve & controller	P-14197	hamilton	6,105.50	443013000 - Contract-HVAC
HH spare thermostats	P-14198	hamilton	452.20	442001000 - Maintenance Materials
Total 31741 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 02/19/26 (02/26)			**7,772.70**	
31742 (genfund) - Yardi Systems, Inc. (v0001591) - 02/19/26 (02/26)				
YASC Registration	P-14199	hcv	895.00	414000000 - Staff Training
Total 31742 (genfund) - Yardi Systems, Inc. (v0001591) - 02/19/26 (02/26)			**895.00**	
31743 (genfund) - Lumen - Century Link (v0001641) - 02/19/26 (02/26)				
HH Lumen service Jan '26	P-14188	hamilton	284.85	419007000 - Telephone
HH Lumen service Feb '26	P-14189	hamilton	284.85	419007000 - Telephone
Total 31743 (genfund) - Lumen - Century Link (v0001641) - 02/19/26 (02/26)			**569.70**	
31744 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/27/26 (02/26)				
HH Treatments 2.18.26	P-14790	hamilton	110.00	443007000 - Contract-Pest Control
Total 31744 (genfund) - Adam's Pest Control, Inc. (v0000030) - 02/27/26 (02/26)			**110.00**	
31745 (genfund) - All Inc. (v0000065) - 02/27/26 (02/26)				
HH Ranges install & recycle	P-14791	hamilton	1,394.04	442002000 - Supplies-Appliance
Total 31745 (genfund) - All Inc. (v0000065) - 02/27/26 (02/26)			**1,394.04**	
31746 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/27/26 (02/26)				
SS Bathroom sink drain	P-14792	scatter	140.00	443011000 - Contract-Plumbing
Total 31746 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 02/27/26 (02/26)			**140.00**	
31747 (genfund) - La Van Floor Covering Company (v0000765) - 02/27/26 (02/26)				
SS Removal & replacement of flooring	P-14793	cfp2024	2,140.00	140010000 - Site Improvement
SS Removal & replacement of flooring	P-14793	cfp2025	15,280.00	140010000 - Site Improvement
Total 31747 (genfund) - La Van Floor Covering Company (v0000765) - 02/27/26 (02/26)			**17,420.00**	
31748 (genfund) - S.P. Home And Cleaning Company Llc (v0001211) - 02/27/26 (02/26)				
HH Unit Deep Cleaning	P-14794	hamilton	575.00	443019000 - Unit Turnaround Contract Cost
Total 31748 (genfund) - S.P. Home And Cleaning Company Llc (v0001211) - 02/27/26 (02/26)			**575.00**	
2400256 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14126	scatter	99.38	431000000 - Water
sewer	P-14126	scatter	150.52	439000000 - Sewer
solid waste	P-14126	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400256 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**473.59**	

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2400257 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14127	scatter	74.02	431000000 - Water
sewer	P-14127	scatter	108.04	439000000 - Sewer
solid waste	P-14127	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400257 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**405.75**	
2400258 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14128	scatter	84.63	431000000 - Water
sewer	P-14128	scatter	126.92	439000000 - Sewer
solid waste	P-14128	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400258 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**435.24**	
2400259 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14129	scatter	71.58	431000000 - Water
sewer	P-14129	scatter	79.72	439000000 - Sewer
solid waste	P-14129	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400259 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**374.99**	
2400260 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14130	scatter	148.94	431000000 - Water
sewer	P-14130	scatter	197.72	439000000 - Sewer
solid waste	P-14130	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400260 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**570.35**	
2400261 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14131	scatter	194.96	431000000 - Water
sewer	P-14131	scatter	221.32	439000000 - Sewer
solid waste	P-14131	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400261 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**639.97**	
2400262 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14132	scatter	531.26	431000000 - Water
sewer	P-14132	scatter	306.28	439000000 - Sewer
solid waste	P-14132	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400262 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**1,061.23**	
2400263 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14133	scatter	134.78	431000000 - Water
sewer	P-14133	scatter	174.12	439000000 - Sewer
solid waste	P-14133	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400263 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**532.59**	

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2400264 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14134	scatter	124.16	431000000 - Water
sewer	P-14134	scatter	174.12	439000000 - Sewer
solid waste	P-14134	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400264 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**521.97**	
2400265 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14135	scatter	421.52	431000000 - Water
sewer	P-14135	scatter	528.12	439000000 - Sewer
solid waste	P-14135	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400265 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**1,173.33**	
2400266 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14136	scatter	102.92	431000000 - Water
sewer	P-14136	scatter	155.24	439000000 - Sewer
solid waste	P-14136	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400266 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**481.85**	
2400267 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)				
[redacted] water	P-14137	scatter	93.48	431000000 - Water
sewer	P-14137	scatter	141.08	439000000 - Sewer
solid waste	P-14137	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400267 (genfund) - City of St. Louis Park (v0001618) - 02/04/26 (02/26)			**458.25**	
2400268 (genfund) - Xcel Energy (v0001585) - 02/25/26 (02/26)				
HH Elec service 12.28.25 - 01.28.26	P-14205	hamilton	5,903.79	432000000 - Electricity
Total 2400268 (genfund) - Xcel Energy (v0001585) - 02/25/26 (02/26)			**5,903.79**	
2400269 (genfund) - Home Depot Credit Services (v0000634) - 02/25/26 (02/26)				
HH - Materials - Feb '26	P-14206	hamilton	1,437.23	442001000 - Maintenance Materials
SS - Materials - Feb '26	P-14206	scatter	1,437.23	442001000 - Maintenance Materials
Total 2400269 (genfund) - Home Depot Credit Services (v0000634) - 02/25/26 (02/26)			**2,874.46**	
2400270 (genfund) - Comcast (v0001635) - 02/25/26 (02/26)				
HH Activity Room February '26	P-14207	hamilton	140.63	419007000 - Telephone
Total 2400270 (genfund) - Comcast (v0001635) - 02/25/26 (02/26)			**140.63**	
2400271 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 02/27/26 (02/26)				
HH Gas service 12.26.25-01.27.26	P-14795	hamilton	7,432.43	433000000 - Gas
Total 2400271 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 02/27/26 (02/26)			**7,432.43**	

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
			275,458.84	

Payment Detail

Agenda Item 7a. Claims List March 2026

Property=.all AND Bank=genfund AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
3 (genfund) - St Louis Park Ah I. LLLp (v0001340) - 03/10/26 (03/26)				
Feb 2026 Admin Fee	P-14850	ms5	114.00	419022000 - Other Misc Admin Expenses
Jan 2026 Admin Fee	P-14850	ms5	114.00	419022000 - Other Misc Admin Expenses
Dec 2025 Admin Fee	P-14850	ms5	114.00	419022000 - Other Misc Admin Expenses
Nov 2025 Admin Fee	P-14850	ms5	114.00	419022000 - Other Misc Admin Expenses
Oct 2025 Admin Fee	P-14850	ms5	114.00	419022000 - Other Misc Admin Expenses
Total 3 (genfund) - St Louis Park Ah I. LLLp (v0001340) - 03/10/26 (03/26)			**570.00**	
31651 (genfund) - JN Douglas LLC (v0001700) - 03/13/26 (03/26) (Voider)				
PH Maintenance Tech period 12/20	P-13454	hamilton	-2,244.00	443099000 - Contract Costs-Other
Total 31651 (genfund) - JN Douglas LLC (v0001700) - 03/13/26 (03/26) (Voider)			**-2,244.00**	
31749 (genfund) - Aspen Waste Systems (v0000126) - 03/06/26 (03/26)				
HH March '26 Garbage service	P-14847	hamilton	2,476.34	434000000 - Garbage/Trash Removal
Total 31749 (genfund) - Aspen Waste Systems (v0000126) - 03/06/26 (03/26)			**2,476.34**	
31750 (genfund) - CMT Janitorial Services (v0000311) - 03/06/26 (03/26)				
HH cleaning March '26	P-14842	hamilton	1,850.00	443010000 - Contract-Janitorial/Cleaning
Total 31750 (genfund) - CMT Janitorial Services (v0000311) - 03/06/26 (03/26)			**1,850.00**	
31751 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 03/06/26 (03/26)				
HH weekend service call	P-14843	hamilton	240.00	443011000 - Contract-Plumbing
Total 31751 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 03/06/26 (03/26)			**240.00**	
31752 (genfund) - Snyder Electric Co (v0001324) - 03/06/26 (03/26)				
HH change Exit/Emer lights	P-14844	hamilton	225.00	443006000 - Contract-Electrical
Total 31752 (genfund) - Snyder Electric Co (v0001324) - 03/06/26 (03/26)			**225.00**	
31753 (genfund) - Sundberg America LLC (v0001391) - 03/06/26 (03/26)				
HH Materials	P-14845	hamilton	112.02	442001000 - Maintenance Materials
Total 31753 (genfund) - Sundberg America LLC (v0001391) - 03/06/26 (03/26)			**112.02**	
31754 (genfund) - Vail Place (v0001489) - 03/06/26 (03/26)				
HH - Admin Allocation Feb '26	P-14846	rosssvc	259.75	419022000 - Other Misc Admin Expenses
HH - Ser Coord Serv Feb '26	P-14846	rosssvc	7,302.75	421002000 - Project Coordinator
Total 31754 (genfund) - Vail Place (v0001489) - 03/06/26 (03/26)			**7,562.50**	
31755 (genfund) - [redacted] (t0001064) - 03/06/26 (03/26)				
Refunding Q-5315	P-14848	hamilton	6.02	211402000 - Security Deposit Clearing Account
Total 31755 (genfund) - [redacted] (t0001064) - 03/06/26 (03/26)			**6.02**	
31756 (genfund) - [redacted] (t0002664) - 03/06/26 (03/26)				

Payment Detail

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Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Refunding Q-5304	P-14841	hamilton	31.97	211402000 - Security Deposit Clearing Account
Total 31756 (genfund) - [redacted] (t0002664) - 03/06/26 (03/26)			**31.97**	
31757 (genfund) - [redacted] (t0002858) - 03/06/26 (03/26)				
Refunding Q-5319	P-14849	hamilton	202.07	211402000 - Security Deposit Clearing Account
Total 31757 (genfund) - [redacted] (t0002858) - 03/06/26 (03/26)			**202.07**	
31758 (genfund) - Xcel Energy (v0001586) - 03/06/26 (03/26)				
:URP 03/26 51-0013967608-8 [redacted]	P-14202	scatter	140.00	471501001 - Tenant Utility Payments-Public Housing
:URP 03/26 5179240049 [redacted]	P-14203	scatter	23.00	471501001 - Tenant Utility Payments-Public Housing
:URP 03/26 5142144090 [redacted]	P-14204	scatter	175.00	471501001 - Tenant Utility Payments-Public Housing
Total 31758 (genfund) - Xcel Energy (v0001586) - 03/06/26 (03/26)			**338.00**	
31759 (genfund) - Eagle Mechanical LTD (v0000422) - 03/13/26 (03/26)				
SS replaced Vapor Sensor	P-14861	scatter	210.00	443013000 - Contract-HVAC
Total 31759 (genfund) - Eagle Mechanical LTD (v0000422) - 03/13/26 (03/26)			**210.00**	
31760 (genfund) - Finn Daniels Architects (v0000491) - 03/13/26 (03/26)				
HH Fire Doors & Electrical project	P-14857	cfp2025	3,875.00	140010000 - Site Improvement
Total 31760 (genfund) - Finn Daniels Architects (v0000491) - 03/13/26 (03/26)			**3,875.00**	
31761 (genfund) - Minnesota NAHRO (v0000923) - 03/13/26 (03/26)				
MN NAHRO 2026 HRA Executive retreat	P-14855	hcv	1,190.00	414000000 - Staff Training
Total 31761 (genfund) - Minnesota NAHRO (v0000923) - 03/13/26 (03/26)			**1,190.00**	
31762 (genfund) - Platinum Standard Elevator LLC (v0001095) - 03/13/26 (03/26)				
HH March '26 elevator service	P-14851	hamilton	294.00	443017000 - Contract-Elevator Monitoring
Total 31762 (genfund) - Platinum Standard Elevator LLC (v0001095) - 03/13/26 (03/26)			**294.00**	
31763 (genfund) - STEP (v0001366) - 03/13/26 (03/26)				
FSS Management March 2026	P-14856	fssgrant	5,094.17	419023000 - Sundry Exp - STEP
FSS Management Feb. 2026	P-14858	fssgrant	5,094.17	419023000 - Sundry Exp - STEP
Total 31763 (genfund) - STEP (v0001366) - 03/13/26 (03/26)			**10,188.34**	
31764 (genfund) - Sundberg America LLC (v0001391) - 03/13/26 (03/26)				
HH Materials	P-14853	hamilton	88.21	442001000 - Maintenance Materials
Total 31764 (genfund) - Sundberg America LLC (v0001391) - 03/13/26 (03/26)			**88.21**	
31765 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 03/13/26 (03/26)				
HH Fix leak on valve pipe	P-14852	hamilton	529.00	443013000 - Contract-HVAC
HH Zone valve replacement	P-14854	hamilton	399.00	443013000 - Contract-HVAC
Total 31765 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 03/13/26 (03/26)			**928.00**	

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31766 (genfund) - ImperialDade (v0001624) - 03/13/26 (03/26)				
HH Parts & Supplies	P-14860	hamilton	399.01	442001000 - Maintenance Materials
Total 31766 (genfund) - ImperialDade (v0001624) - 03/13/26 (03/26)			**399.01**	
31767 (genfund) - Lumen - Century Link (v0001641) - 03/13/26 (03/26)				
HH Lumen service Mar '26	P-14859	hamilton	284.85	419007000 - Telephone
Total 31767 (genfund) - Lumen - Century Link (v0001641) - 03/13/26 (03/26)			**284.85**	
31768 (genfund) - Guardian Property Maintenance (v0000562) - 03/13/26 (03/26)				
HH & SS Emergency maintenance	P-14863	hamilton	874.15	443099000 - Contract Costs-Other
Feb Snow Removal	P-14863	hamilton	2,154.30	443018000 - Contract-Snow Removal Contract Cost
Total 31768 (genfund) - Guardian Property Maintenance (v0000562) - 03/13/26 (03/26)			**3,028.45**	
31769 (genfund) - JN Douglas LLC (v0001700) - 03/13/26 (03/26)				
PH Maintenance Tech period 01.03.26	P-14862	hamilton	1,570.80	443099000 - Contract Costs-Other
Total 31769 (genfund) - JN Douglas LLC (v0001700) - 03/13/26 (03/26)			**1,570.80**	
31770 (genfund) - JN Douglas LLC (v0001700) - 03/13/26 (03/26)				
PH Maintenance Tech period 12/20	P-13454	hamilton	2,244.00	443099000 - Contract Costs-Other
Total 31770 (genfund) - JN Douglas LLC (v0001700) - 03/13/26 (03/26)			**2,244.00**	
31771 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 03/26/26 (03/26)				
HH Kitchen sink backup	P-14867	hamilton	140.00	443011000 - Contract-Plumbing
SS common line drain	P-14871	scatter	140.00	443011000 - Contract-Plumbing
Total 31771 (genfund) - Jeff'S SOS Drain & Sewer Ser., Inc. (v0000693) - 03/26/26 (03/26)			**280.00**	
31772 (genfund) - La Van Floor Covering Company (v0000765) - 03/26/26 (03/26)				
HH flooring Entry, kitchen, bathroom	P-14873	cfp2025	2,200.00	140010000 - Site Improvement
Total 31772 (genfund) - La Van Floor Covering Company (v0000765) - 03/26/26 (03/26)			**2,200.00**	
31773 (genfund) - Muska Plumbing LLC (v0000979) - 03/26/26 (03/26)				
HH Testing of RPZ's and Reports	P-14870	hamilton	468.00	443011000 - Contract-Plumbing
Total 31773 (genfund) - Muska Plumbing LLC (v0000979) - 03/26/26 (03/26)			**468.00**	
31774 (genfund) - Snyder Electric Co (v0001324) - 03/26/26 (03/26)				
HH Change Receptacles	P-14868	hamilton	572.59	443006000 - Contract-Electrical
Total 31774 (genfund) - Snyder Electric Co (v0001324) - 03/26/26 (03/26)			**572.59**	
31775 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 03/26/26 (03/26)				
HH Install range hoods	P-14869	hamilton	950.00	443013000 - Contract-HVAC
Total 31775 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 03/26/26 (03/26)			**950.00**	

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
31776 (genfund) - MRI Software LLC (v0001616) - 03/26/26 (03/26)				
HH Applications	P-14876	hamilton	93.00	419022000 - Other Misc Admin Expenses
Total 31776 (genfund) - MRI Software LLC (v0001616) - 03/26/26 (03/26)			**93.00**	
31777 (genfund) - Joseph Wellentin (v0001683) - 03/26/26 (03/26)				
HCV Inspections	P-14874	hcv	1,430.00	443099000 - Contract Costs-Other
HCV Inspections	P-14875	hcv	975.00	443099000 - Contract Costs-Other
Total 31777 (genfund) - Joseph Wellentin (v0001683) - 03/26/26 (03/26)			**2,405.00**	
31778 (genfund) - Anchor Iron Co (v0001710) - 03/26/26 (03/26)				
SS Iron step rail & Install	P-14872	scatter	750.00	443099000 - Contract Costs-Other
Total 31778 (genfund) - Anchor Iron Co (v0001710) - 03/26/26 (03/26)			**750.00**	
2400272 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14796	scatter	90.53	431000000 - Water
sewer	P-14796	scatter	136.36	439000000 - Sewer
solid waste	P-14796	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400272 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**450.58**	
2400273 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14797	scatter	120.62	431000000 - Water
sewer	P-14797	scatter	167.14	439000000 - Sewer
solid waste	P-14797	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400273 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**511.45**	
2400274 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14798	scatter	113.54	431000000 - Water
sewer	P-14798	scatter	171.86	439000000 - Sewer
solid waste	P-14798	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400274 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**509.09**	
2400275 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14799	scatter	134.78	431000000 - Water
sewer	P-14799	scatter	119.94	439000000 - Sewer
solid waste	P-14799	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400275 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**478.41**	
2400276 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14800	scatter	78.90	431000000 - Water
sewer	P-14800	scatter	119.94	439000000 - Sewer
solid waste	P-14800	scatter	223.69	434000000 - Garbage/Trash Removal

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 2400276 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**422.53**	
2400277 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14801	scatter	99.38	431000000 - Water
sewer	P-14801	scatter	150.52	439000000 - Sewer
solid waste	P-14801	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400277 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**473.59**	
2400278 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14802	scatter	131.24	431000000 - Water
sewer	P-14802	scatter	193.00	439000000 - Sewer
solid waste	P-14802	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400278 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**547.93**	
2400279 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14803	scatter	248.06	431000000 - Water
sewer	P-14803	scatter	348.76	439000000 - Sewer
solid waste	P-14803	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400279 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**820.51**	
2400280 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14804	scatter	71.58	431000000 - Water
sewer	P-14804	scatter	103.32	439000000 - Sewer
solid waste	P-14804	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400280 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**398.59**	
2400281 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14805	scatter	76.46	431000000 - Water
sewer	P-14805	scatter	98.60	439000000 - Sewer
solid waste	P-14805	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400281 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**398.75**	
2400282 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14806	scatter	166.64	431000000 - Water
sewer	P-14806	scatter	240.20	439000000 - Sewer
solid waste	P-14806	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400282 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**630.53**	
2400283 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] Water	P-14807	scatter	226.82	431000000 - Water
Sewer	P-14807	scatter	294.58	439000000 - Sewer
solid waste	P-14807	scatter	223.69	434000000 - Garbage/Trash Removal

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
Total 2400283 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**745.09**	
2400284 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] Water	P-14808	scatter	113.54	431000000 - Water
sewer	P-14808	scatter	169.40	439000000 - Sewer
solid waste	P-14808	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400284 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**506.63**	
2400285 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] Water	P-14809	scatter	93.48	431000000 - Water
sewer	P-14809	scatter	79.72	439000000 - Sewer
solid waste	P-14809	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400285 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**396.89**	
2400286 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14810	scatter	138.32	431000000 - Water
sewer	P-14810	scatter	202.44	439000000 - Sewer
solid waste	P-14810	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400286 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**564.45**	
2400287 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14811	scatter	90.53	431000000 - Water
sewer	P-14811	scatter	136.36	439000000 - Sewer
solid waste	P-14811	scatter	223.69	434000000 - Garbage/Trash Removal
Total 2400287 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**450.58**	
2400288 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)				
[redacted] water	P-14812	scatter	3,912.20	431000000 - Water
sewer	P-14812	scatter	8,456.08	439000000 - Sewer
Total 2400288 (genfund) - City of St. Louis Park (v0001618) - 03/03/26 (03/26)			**12,368.28**	
2400289 (genfund) - Xcel Energy (v0001585) - 03/30/26 (03/26)				
HH Gas Service 1.28.26 - 3.1.26	P-14877	hamilton	5,844.74	432000000 - Electricity
Total 2400289 (genfund) - Xcel Energy (v0001585) - 03/30/26 (03/26)			**5,844.74**	
2400290 (genfund) - Comcast (v0001635) - 03/30/26 (03/26)				
HH Activity Room Mar '26	P-14878	hamilton	140.16	419007000 - Telephone
Total 2400290 (genfund) - Comcast (v0001635) - 03/30/26 (03/26)			**140.16**	
2400291 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 03/30/26 (03/26)				
HH Gas Service 1.27.26 - 2.25.26	P-14879	hamilton	6,749.55	433000000 - Gas
Total 2400291 (genfund) - Centerpoint Energy Minnegasco (v0000288) - 03/30/26 (03/26)			**6,749.55**	

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=All

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
			76,797.50	

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Low Income Public Housing (.ph)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	87,741	997,418
3114-00-000	Less: Concessions	0	-350
3119-00-000	Total Rental Income	87,741	997,068
3120-00-000	Other Tenant Income		
3120-01-000	Laundry and Vending	-70	5,348
3120-02-000	Cleaning Fee	300	3,531
3120-03-000	Damages	3,106	8,288
3120-04-000	Late Charges	250	2,424
3120-06-000	NSF Charges	0	240
3120-07-000	Tenant Owed Utilities	0	118
3120-09-000	Other Income - Laundry	1,793	5,195
3121-00-000	Tenant Payment Agreement (TPA) Ren	-262	3,057
3121-01-000	Tenant Payment Agreement (TPA) Frau	0	-1,092
3121-02-000	Tenant Payment Agreement (TPA) Oth	-2,048	5,956
3129-00-000	Total Other Tenant Income	3,069	33,065
3199-00-000	TOTAL TENANT INCOME	90,810	1,030,133
3400-00-000	GRANT INCOME		
3401-00-000	HUD PHA Operating Grants/Subsidy	28,981	348,374
3499-00-000	TOTAL GRANT INCOME	28,981	348,374
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	-11,819	500
3640-00-000	Fraud Recovery	0	2,016
3699-00-000	TOTAL OTHER INCOME	-11,819	2,516
3999-00-000	TOTAL INCOME	107,973	1,381,023
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	14,114	283,689
4110-04-000	Employee Benefit Contribution-Admin	-5,241	83,203
4110-99-000	Total Administrative Salaries	8,874	366,892
4130-00-000	Legal Expense		

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
4130-04-000	General Legal Expense	4,505	5,615
4131-00-000	Total Legal Expense	4,505	5,615
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	0	5,662
4150-00-000	Travel	674	707
4170-00-000	Accounting Fees	675	8,898
4171-00-000	Auditing Fees	0	14,700
4180-00-000	Office Rent	1,875	7,500
4189-00-000	Total Other Admin Expenses	3,224	37,466
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	0	263
4190-04-000	Office Supplies	0	191
4190-07-000	Telephone	3,182	16,147
4190-12-000	Software	0	7,561
4190-22-000	Other Misc Admin Expenses	3,267	17,917
4191-00-000	Total Miscellaneous Admin Expenses	15,323	408,970
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,052	452,051
4300-00-000	UTILITY EXPENSES		
4310-00-000	Water	2,088	37,277
4320-00-000	Electricity	3,576	62,297
4330-00-000	Gas	3,122	31,218
4340-00-000	Garbage/Trash Removal	6,008	71,644
4390-00-000	Sewer	3,049	63,255
4399-00-000	TOTAL UTILITY EXPENSES	17,844	265,690
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4400-99-000	General Maint Expense		
4410-00-000	Maintenance Salaries	-3,399	133,587
4410-05-000	Employee Benefit Contribution-Maint.	3,755	52,028
4419-00-000	Total General Maint Expense	355	185,616
4420-00-000	Materials		
4420-01-000	Maintenance Materials	4,059	36,513
4420-02-000	Supplies-Appliance	1,394	12,220
4429-00-000	Total Materials	5,453	48,732
4430-00-000	Contract Costs		
4430-06-000	Contract-Electrical	0	16,478
4430-07-000	Contract-Pest Control	1,436	17,602
4430-09-000	Contract-Grounds	7,343	17,145
4430-10-000	Contract-Janitorial/Cleaning	2,500	36,300
4430-11-000	Contract-Plumbing	8,447	33,431
4430-13-000	Contract-HVAC	1,886	9,876

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
4430-17-000	Contract-Elevator Monitoring	286	5,915
4430-18-000	Contract-Snow Removal Contract Cost	2,780	5,180
4430-19-000	Unit Turnaround Contract Cost	575	18,183
4430-99-000	Contract Costs-Other	16,735	45,361
4439-00-000	Total Contract Costs	41,988	205,470
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	47,796	439,819
4500-00-000	GENERAL EXPENSES		
4510-00-000	Insurance	1,017	6,853
4510-10-000	Property Insurance	454	36,040
4510-20-000	Liability Insurance	277	3,325
4520-00-000	Payments in Lieu of Taxes	3,495	36,586
4570-00-000	Bad Debt-Tenant Rents	0	-237
4570-01-000	Bad Debt-Other	10,295	10,295
4590-00-000	Other General Expense	7,076	27,377
4599-00-000	TOTAL GENERAL EXPENSES	22,614	120,240
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-01-000	Tenant Utility Payments-Voucher	0	292
4715-01-001	Tenant Utility Payments-Public Housing	338	1,877
4715-06-000	FSS Escrow Payments	2,084	18,225
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	2,422	20,394
5000-00-000	NON-OPERATING ITEMS		
5100-01-000	Depreciation -Buildings	79,126	374,276
5999-00-000	TOTAL NON-OPERATING ITEMS	79,126	374,276
8000-00-000	TOTAL EXPENSES	192,854	1,672,471
9000-00-000	NET INCOME	-84,881	-291,448

Low Income Public Housing (.ph)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	742,985
1111-90-000	Petty Cash	100
1111-99-000	Total Unrestricted Cash	743,085
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	38,973
1112-99-000	Total Restricted Cash	38,973
1119-00-000	TOTAL CASH	782,058
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	32,720
1122-01-000	Allowance for Doubtful Accounts-Tenar	-7,996
1122-02-000	A/R - Tenant Payment Agreement (TPA	13,195
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	37,919
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	342,303
1211-00-000	Prepaid Expenses and Other Assets	78,164
1299-00-000	TOTAL OTHER CURRENT ASSETS	420,468
1300-00-000	TOTAL CURRENT ASSETS	1,240,445
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	655,352
1400-06-000	Buildings	3,629,598
1400-08-000	Furniture and Equipment-Admin.	93,328
1400-09-000	Leasehold Improvements	655,765
1400-10-000	Site Improvement	11,219,192
1405-01-000	Accum Depreciation-Buildings	-13,303,505
1410-00-000	SBITA Asset	32,684
1420-00-000	TOTAL FIXED ASSETS	2,982,415
1499-00-000	TOTAL NONCURRENT ASSETS	2,982,415
1999-00-000	TOTAL ASSETS	4,222,859
2000-00-000	LIABILITIES & EQUITY	

Low Income Public Housing (.ph)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	27,852
2114-00-000	Tenant Security Deposits	43,927
2114-02-000	Security Deposit Clearing Account	374
2116-00-000	A/P-HUD	12,865
2135-00-000	Accrued Payroll & Payroll Taxes	112,140
2137-00-000	Accrued PILOT	36,586
2145-00-000	Interprogram-Due To	1,112
2240-00-000	Tenant Prepaid Rents	16,658
2260-00-000	Accrued Compensated Absences-Currei	65,863
2299-00-000	TOTAL CURRENT LIABILITIES	317,378
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	10,484
2307-00-000	FSS Escrow	41,057
2310-00-000	Notes Payable - LT	255,002
2360-00-000	SBITA Liability	30,184
2399-00-000	TOTAL NONCURRENT LIABILITIES	336,727
2499-00-000	TOTAL LIABILITIES	654,105
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,042,173
2809-02-000	Retained Earnings-Unrestricted Net Ass	526,581
2809-99-000	TOTAL RETAINED EARNINGS:	3,568,754
2899-00-000	TOTAL EQUITY	3,568,754
2999-00-000	TOTAL LIABILITIES AND EQUITY	4,222,859

HCV not including MS5 (.hcv-fin)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3120-00-000	Other Tenant Income		
3121-01-000	Tenant Payment Agreement (TPA) Frau	-87	-3,210
3121-02-000	Tenant Payment Agreement (TPA) Oth	0	1,648
3129-00-000	Total Other Tenant Income	-87	-1,562
3199-00-000	TOTAL TENANT INCOME	-87	-1,562
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	481,832	4,467,956
3410-02-000	Section 8 Admin. Fee Income	36,966	498,595
3410-04-000	Port-In Admin Fees Earned	1,728	19,258
3410-06-000	Port In HAP Earned	26,032	283,905
3499-00-000	TOTAL GRANT INCOME	546,558	5,269,714
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	204	2,632
3640-00-000	Fraud Recovery	87	7,998
3699-00-000	TOTAL OTHER INCOME	291	10,630
3999-00-000	TOTAL INCOME	546,762	5,278,782
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	8,908	175,214
4110-04-000	Employee Benefit Contribution-Admin	1,189	60,648
4110-99-000	Total Administrative Salaries	10,097	235,863
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	585	789
4131-00-000	Total Legal Expense	585	789
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	0	9,101
4150-00-000	Travel	2,091	2,107
4170-00-000	Accounting Fees	610	8,488
4171-00-000	Auditing Fees	0	17,950
4172-00-000	Port Out Admin Fee Paid	5,337	66,191
4180-00-000	Office Rent	1,875	7,500

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
4189-00-000	Total Other Admin Expenses	9,913	111,337
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Membership and Fees	0	263
4190-04-000	Office Supplies	0	266
4190-07-000	Telephone	1,156	4,618
4190-12-000	Software	0	16,183
4190-22-000	Other Misc Admin Expenses	2,192	20,019
4191-00-000	Total Miscellaneous Admin Expenses	13,445	277,211
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	23,942	389,337
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4430-00-000	Contract Costs		
4430-99-000	Contract Costs-Other	2,535	4,225
4439-00-000	Total Contract Costs	2,535	4,225
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL E	2,535	4,225
4500-00-000	GENERAL EXPENSES		
4585-00-000	Port-In HAP Expense	283,905	283,905
4590-00-000	Other General Expense	12,057	12,057
4599-00-000	TOTAL GENERAL EXPENSES	295,962	295,962
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	42,028	3,421,140
4715-01-000	Tenant Utility Payments-Voucher	940	11,677
4715-02-000	Port Out HAP Payments	99,816	1,004,949
4715-04-000	Port-Out Other Expense	0	73
4715-06-000	FSS Escrow Payments	3,720	33,335
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	146,504	4,471,174
8000-00-000	TOTAL EXPENSES	468,943	5,160,698
9000-00-000	NET INCOME	77,819	118,084

HCV not including MS5 (.hcv-fin)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	351,181
1111-99-000	Total Unrestricted Cash	351,181
1112-00-000	Restricted Cash	
1112-02-000	Cash Restricted-FSS Escrow	70,795
1112-03-000	Cash Restricted-HAP	0
1112-99-000	Total Restricted Cash	70,795
1119-00-000	TOTAL CASH	421,976
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	3,840
1122-02-000	A/R - Tenant Payment Agreement (TPA	686
1125-00-000	A/R - HUD	107,689
1130-00-000	A/R Port Ins	19,180
1131-00-000	A/R Port In Suspense	-188
1135-02-000	A/R -PHA Projects	3,830
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	135,037
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	65,416
1211-00-000	Prepaid Expenses and Other Assets	270
1299-00-000	TOTAL OTHER CURRENT ASSETS	65,687
1300-00-000	TOTAL CURRENT ASSETS	622,700
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1410-00-000	SBITA Asset	94,841
1410-01-000	Accumulated Amortization	-18,968
1420-00-000	TOTAL FIXED ASSETS	75,873
1499-00-000	TOTAL NONCURRENT ASSETS	75,873
1999-00-000	TOTAL ASSETS	698,573
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	

HCV not including MS5 (.hcv-fin)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	494
2116-01-000	A/P-PHA Projects	1,559
2135-00-000	Accrued Payroll & Payroll Taxes	53,243
2240-00-000	Tenant Prepaid Rents	126
2260-00-000	Accrued Compensated Absences-Currei	9,216
2299-00-000	TOTAL CURRENT LIABILITIES	64,638
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,467
2307-00-000	FSS Escrow	74,515
2360-00-000	SBITA Liability	70,069
2399-00-000	TOTAL NONCURRENT LIABILITIES	146,050
2499-00-000	TOTAL LIABILITIES	210,688
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Reserved for Operating Activities	77,690
2807-02-000	Reserved for Capital Activities	-77,690
2808-00-000	TOTAL RESERVED FUND BALANCE	0
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	487,885
2809-99-000	TOTAL RETAINED EARNINGS:	487,885
2899-00-000	TOTAL EQUITY	487,885
2999-00-000	TOTAL LIABILITIES AND EQUITY	698,573

Mainstream 5 (ms5)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3410-01-000	Section 8 HAP Earned	29,716	256,039
3410-02-000	Section 8 Admin. Fee Income	2,229	23,628
3499-00-000	TOTAL GRANT INCOME	31,945	279,667
3999-00-000	TOTAL INCOME	31,945	279,667
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	419	8,889
4110-04-000	Employee Benefit Contribution-Admin	51	3,376
4110-99-000	Total Administrative Salaries	470	12,265
4139-00-000	Other Admin Expenses		
4172-00-000	Port Out Admin Fee Paid	662	6,048
4189-00-000	Total Other Admin Expenses	662	6,048
4190-00-000	Miscellaneous Admin Expenses		
4190-12-000	Software	0	1,113
4190-22-000	Other Misc Admin Expenses	0	32
4191-00-000	Total Miscellaneous Admin Expenses	470	13,410
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,132	19,457
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	13,279	172,036
4715-01-000	Tenant Utility Payments-Voucher	0	2
4715-02-000	Port Out HAP Payments	10,380	84,001
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23,659	256,039
8000-00-000	TOTAL EXPENSES	24,791	275,496
9000-00-000	NET INCOME	7,154	4,171

Mainstream 5 (ms5)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	2,344
1111-99-000	Total Unrestricted Cash	2,344
1119-00-000	TOTAL CASH	2,344
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1125-00-000	A/R - HUD	15,992
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	15,992
1300-00-000	TOTAL CURRENT ASSETS	18,336
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	18,336
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-1,929
2135-00-000	Accrued Payroll & Payroll Taxes	4,854
2299-00-000	TOTAL CURRENT LIABILITIES	2,925
2499-00-000	TOTAL LIABILITIES	2,925
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	15,411
2809-99-000	TOTAL RETAINED EARNINGS:	15,411
2899-00-000	TOTAL EQUITY	15,411
2999-00-000	TOTAL LIABILITIES AND EQUITY	18,336

(fssgrant)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3428-00-000	FSS Income	10,490	62,937
3499-00-000	TOTAL GRANT INCOME	10,490	62,937
3999-00-000	TOTAL INCOME	10,490	62,937
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4190-00-000	Miscellaneous Admin Expenses		
4190-23-000	Sundry Exp - STEP	10,490	62,937
4191-00-000	Total Miscellaneous Admin Expenses	10,490	62,937
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	10,490	62,937
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	10,490	62,937
9000-00-000	NET INCOME	0	0

(fssgrant)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1400-00-000	NONCURRENT ASSETS:	
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	

(rosssvc)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3427-00-000	ROSS Revenue	15,125	86,042
3499-00-000	TOTAL GRANT INCOME	15,125	86,042
3999-00-000	TOTAL INCOME	15,125	86,042
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4190-00-000	Miscellaneous Admin Expenses		
4190-22-000	Other Misc Admin Expenses	520	4,923
4191-00-000	Total Miscellaneous Admin Expenses	520	4,923
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	520	4,923
4200-00-000	TENANT SERVICES		
4210-02-000	Project Coordinator	14,606	81,119
4299-00-000	TOTAL TENANT SERVICES EXPENSES	14,606	81,119
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	15,125	86,042
9000-00-000	NET INCOME	0	0

(rosssvc)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1125-00-000	A/R - HUD	7,562
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	7,562
1300-00-000	TOTAL CURRENT ASSETS	7,562
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	7,562
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2145-00-000	Interprogram-Due To	7,562
2299-00-000	TOTAL CURRENT LIABILITIES	7,562
2499-00-000	TOTAL LIABILITIES	7,562
2800-00-000	EQUITY	
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,562

Stable Home (stablehm)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3120-00-000	Other Tenant Income		
3121-01-000	Tenant Payment Agreement (TPA) Frau	0	972
3129-00-000	Total Other Tenant Income	0	972
3199-00-000	TOTAL TENANT INCOME	0	972
3400-00-000	GRANT INCOME		
3422-00-000	Hennepin County Rev	46,427	531,967
3423-00-000	Hennepin County Admin Rev	3,865	49,824
3499-00-000	TOTAL GRANT INCOME	50,292	581,791
3999-00-000	TOTAL INCOME	50,292	582,763
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	1,279	31,602
4110-04-000	Employee Benefit Contribution-Admin	136	11,536
4110-99-000	Total Administrative Salaries	1,416	43,138
4130-00-000	Legal Expense		
4130-04-000	General Legal Expense	0	222
4131-00-000	Total Legal Expense	0	222
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	0	46
4170-00-000	Accounting Fees	160	2,075
4189-00-000	Total Other Admin Expenses	160	2,121
4190-00-000	Miscellaneous Admin Expenses		
4190-12-000	Software	0	2,000
4190-22-000	Other Misc Admin Expenses	0	288
4191-00-000	Total Miscellaneous Admin Expenses	1,416	45,426
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,576	47,770
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	44,511	528,798
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	44,511	528,798

Stable Home (stablehm)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
8000-00-000	TOTAL EXPENSES	46,087	576,568
9000-00-000	NET INCOME	4,206	6,195

Stable Home (stablehm)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	98,141
1111-99-000	Total Unrestricted Cash	98,141
1119-00-000	TOTAL CASH	98,141
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-02-000	A/R - Tenant Payment Agreement (TPA	3,464
1129-00-000	A/R -Other	71,779
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	75,243
1300-00-000	TOTAL CURRENT ASSETS	173,384
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1410-00-000	SBITA Asset	5,836
1410-01-000	Accumulated Amortization	-1,167
1420-00-000	TOTAL FIXED ASSETS	4,669
1499-00-000	TOTAL NONCURRENT ASSETS	4,669
1999-00-000	TOTAL ASSETS	178,053
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	-2,721
2135-00-000	Accrued Payroll & Payroll Taxes	9,753
2145-00-000	Interprogram-Due To	134,357
2260-00-000	Accrued Compensated Absences-Curre	1,524
2299-00-000	TOTAL CURRENT LIABILITIES	142,913
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	243
2360-00-000	SBITA Liability	4,312
2399-00-000	TOTAL NONCURRENT LIABILITIES	4,555
2499-00-000	TOTAL LIABILITIES	147,467

Stable Home (stablehm)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	30,586
2809-99-000	TOTAL RETAINED EARNINGS:	30,586
2899-00-000	TOTAL EQUITY	30,586
2999-00-000	TOTAL LIABILITIES AND EQUITY	178,053

Kids in the Park (kidspark)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3112-00-000	50059 HAP Subsidy	18,462	223,486
3119-00-000	Total Rental Income	18,462	223,486
3199-00-000	TOTAL TENANT INCOME	18,462	223,486
3400-00-000	GRANT INCOME		
3425-00-000	Admin Fee Revenue	1,650	19,900
3426-00-000	Admin Fee Revenue- to STEP	1,500	18,080
3499-00-000	TOTAL GRANT INCOME	3,150	37,980
3999-00-000	TOTAL INCOME	21,612	261,466
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	454	11,257
4110-04-000	Employee Benefit Contribution-Admin	58	4,156
4110-99-000	Total Administrative Salaries	512	15,413
4139-00-000	Other Admin Expenses		
4140-00-000	Staff Training	0	46
4170-00-000	Accounting Fees	160	2,075
4189-00-000	Total Other Admin Expenses	160	2,121
4190-00-000	Miscellaneous Admin Expenses		
4190-12-000	Software	0	1,323
4190-22-000	Other Misc Admin Expenses	0	96
4190-23-000	Sundry Exp - STEP	4,500	17,950
4191-00-000	Total Miscellaneous Admin Expenses	5,012	34,782
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,172	36,903
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
4700-00-000	HOUSING ASSISTANCE PAYMENTS		
4715-00-000	Housing Assistance Payments	16,347	221,371
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	16,347	221,371
8000-00-000	TOTAL EXPENSES	21,519	258,274

Kids in the Park (kidspark)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
9000-00-000	NET INCOME	93	3,192

Kids in the Park (kidspark)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	20,155
1111-99-000	Total Unrestricted Cash	20,155
1119-00-000	TOTAL CASH	20,155
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R -Other	44,306
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	44,306
1300-00-000	TOTAL CURRENT ASSETS	64,461
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1410-00-000	SBITA Asset	4,377
1410-01-000	Accumulated Amortization	-875
1420-00-000	TOTAL FIXED ASSETS	3,502
1499-00-000	TOTAL NONCURRENT ASSETS	3,502
1999-00-000	TOTAL ASSETS	67,963
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2135-00-000	Accrued Payroll & Payroll Taxes	3,528
2145-00-000	Interprogram-Due To	44,342
2260-00-000	Accrued Compensated Absences-Currei	571
2299-00-000	TOTAL CURRENT LIABILITIES	48,440
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	90
2360-00-000	SBITA Liability	3,234
2399-00-000	TOTAL NONCURRENT LIABILITIES	3,324
2499-00-000	TOTAL LIABILITIES	51,765
2800-00-000	EQUITY	

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	16,198
2809-99-000	TOTAL RETAINED EARNINGS:	16,198
2899-00-000	TOTAL EQUITY	16,198
2999-00-000	TOTAL LIABILITIES AND EQUITY	67,963

General Fund Cocc - interco (cocc)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3600-00-000	OTHER INCOME		
3610-00-000	Investment Income - Unrestricted	898	13,481
3611-00-000	Investment Income - Restricted	43	548
3699-00-000	TOTAL OTHER INCOME	940	14,030
3999-00-000	TOTAL INCOME	940	14,030
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4139-00-000	Other Admin Expenses		
4170-00-000	Accounting Fees	170	1,860
4189-00-000	Total Other Admin Expenses	170	1,860
4190-00-000	Miscellaneous Admin Expenses		
4190-20-000	Bank Fees	161	1,663
4191-00-000	Total Miscellaneous Admin Expenses	161	1,663
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	331	3,523
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
8000-00-000	TOTAL EXPENSES	331	3,523
9000-00-000	NET INCOME	609	10,507

General Fund Cocc - interco (cocc)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	202,304
1111-99-000	Total Unrestricted Cash	202,304
1119-00-000	TOTAL CASH	202,304
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	286,900
1162-10-000	Investments-Restricted	13,625
1295-00-000	Interprogram-Due From	187,373
1299-00-000	TOTAL OTHER CURRENT ASSETS	487,899
1300-00-000	TOTAL CURRENT ASSETS	690,203
1400-00-000	NONCURRENT ASSETS:	
1999-00-000	TOTAL ASSETS	690,203
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Reserved for Operating Activities	13,625
2808-00-000	TOTAL RESERVED FUND BALANCE	13,625
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	676,578
2809-99-000	TOTAL RETAINED EARNINGS:	676,578
2899-00-000	TOTAL EQUITY	690,203
2999-00-000	TOTAL LIABILITIES AND EQUITY	690,203

(cfp2024)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3420-00-000	Capital Fund Grants	21,640	145,668
3499-00-000	TOTAL GRANT INCOME	21,640	145,668
3999-00-000	TOTAL INCOME	21,640	145,668
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
9000-00-000	NET INCOME	21,640	145,668

(cfp2024)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1125-00-000	A/R - HUD	2,140
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	2,140
1300-00-000	TOTAL CURRENT ASSETS	2,140
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-10-000	Site Improvement	358,215
1420-00-000	TOTAL FIXED ASSETS	358,215
1499-00-000	TOTAL NONCURRENT ASSETS	358,215
1999-00-000	TOTAL ASSETS	360,355
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	2,140
2299-00-000	TOTAL CURRENT LIABILITIES	2,140
2499-00-000	TOTAL LIABILITIES	2,140
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	358,215
2809-99-000	TOTAL RETAINED EARNINGS:	358,215
2899-00-000	TOTAL EQUITY	358,215
2999-00-000	TOTAL LIABILITIES AND EQUITY	360,355

(cfp2025)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	Year to Date
2999-99-999	Revenue & Expenses		
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3400-00-000	GRANT INCOME		
3420-00-000	Capital Fund Grants	36,030	65,920
3499-00-000	TOTAL GRANT INCOME	36,030	65,920
3999-00-000	TOTAL INCOME	36,030	65,920
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE EXPENSES		
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES		
9000-00-000	NET INCOME	36,030	65,920

(cfp2025)

Balance Sheet

Period = Dec 2025

Book = Accrual

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1125-00-000	A/R - HUD	36,030
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVAB	36,030
1300-00-000	TOTAL CURRENT ASSETS	36,030
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-10-000	Site Improvement	36,030
1420-00-000	TOTAL FIXED ASSETS	36,030
1499-00-000	TOTAL NONCURRENT ASSETS	36,030
1999-00-000	TOTAL ASSETS	72,060
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	36,030
2145-00-000	Interprogram-Due To	-29,890
2299-00-000	TOTAL CURRENT LIABILITIES	6,140
2499-00-000	TOTAL LIABILITIES	6,140
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Ass	65,920
2809-99-000	TOTAL RETAINED EARNINGS:	65,920
2899-00-000	TOTAL EQUITY	65,920
2999-00-000	TOTAL LIABILITIES AND EQUITY	72,060