

1. Call to order: The meeting was called to order at 5:00 p.m.

Roll call:

Members present: Shelby Conway, Catherine Courtney, Thom Miller, Jolene Tanner and Val Upsher

Staff present: Katie Kline, Marney Olson, Nicole Randall and Angela Nelson

2. Approval of Minutes – Minutes for the February board meeting were reviewed.
It was moved by Commissioner Courtney, seconded by Commissioner Conway to approve the February 2026 minutes as presented.
Motion passed 5-0.
3. Hearings - None
4. Presentation - None
5. Unfinished Business – None
6. New Business
 - a. Bring it Home update – Ms. Randall summarized the timeline of the Bring It Home program including the waiting list opening in January 2026. Priority preferences include households at 30% AMI with children, who are rent-burdened, and who are able to lease in place in St. Louis Park. As of the meeting date, 55 families were screened and 9 vouchers issued, with the first housing assistance payment to be made the following day.
 - b. Terasa project based voucher request – Ms. Olson presented a request for project based vouchers from the Terasa development, a 223-unit mixed-use building that includes 45 affordable units at 50% AMI—nearly double the units required under the city's inclusionary housing policy. Staff recommended denial of the request on the grounds that the project does not meet the eligibility requirements for project-based vouchers, namely:
 - Construction commenced before a required environmental review and subsidy layering review were completed
 - The project did not go through a competitive RFP process for project based vouchersStaff emphasized that tenant based vouchers may still be utilized at this property.
It was moved by Commissioner Courtney, seconded by Commissioner Tanner to deny request for project based vouchers for the Terasa project.
Motion passed 5-0.

c. 2025 Housing Activity Report – Ms. Olson provided highlights from the 2025 Housing Activity Report. The down payment assistance program continues to grow in demand, with an income limit of 115% AMI. The first-generation homeownership program, with an income limit of 80% AMI, also showed strong utilization. The Move up in the Park program saw reduced usage and will be monitored by staff for program effectiveness. Staff noted that a new deferred loan program is set to launch in 2026. Across all Housing Authority rental assistance programs, 81% of households served are at or below 30% AMI. The Board suggested that a future version of the inclusionary housing policy table include a column showing the percentage of affordable units relative to total units in each development.

7. Communications

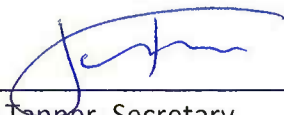
8. Other

9. Adjournment

It was moved by Commissioner Conway, seconded by Commissioner Tanner, to adjourn the meeting. Motion passed 5-0.

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,



Jolene Tanner, Secretary