



Board of County Commissioners Agenda Request

3A
Agenda Item #

Requested Meeting Date: October 14, 2025

Title of Item: Aitkin County Housing & Redevelopment Authority Update

☒ REGULAR AGENDA ☐ CONSENT AGENDA	Action Requested: ☐ Approve/Deny Motion ☐ Adopt Resolution (attach draft) ☐ Hold Public Hearing <i>*provide copy of hearing notice that was published</i> ☐ Direction Requested ☐ Discussion Item ☒ Information Only	
Submitted by: Teresa Smude		Department: Aitkin County HRA
Presenter (Name and Title): Teresa Smude, Executive Director		Estimated Time Needed: 20 minutes
Summary of Issue: The Aitkin County HRA is providing commissioners with a positive update on recent and upcoming housing improvements funded through HUD and Minnesota Housing's Publicly Owned Housing Program (POHP). This update is informational only. Highlights include the completion of fire alarm and accessibility upgrades (2024), boiler replacements (2025), and a new award for roof replacements at 13 scattered site family houses in McGregor (2026). All projects are being completed with local contractors, supporting both safe, affordable housing and reinvestment in Aitkin County communities.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion:		
Financial Impact: <i>Is there a cost associated with this request?</i> <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> ☐ Yes ☒ No ☐ Yes ☐ No <i>Please Explain:</i>		



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MEMORANDUM

To: Aitkin County Board of Commissioners
From: Teresa L. Smude, Executive Director
Date: October 6, 2025
Subject: Aitkin County HRA Update

The Aitkin County Housing and Redevelopment Authority (HRA) continues to focus on managing and maintaining its housing programs and properties with positive results. Recent and upcoming capital improvements, funded through HUD's Capital Fund Program (CFP) and Minnesota Housing's Publicly Owned Housing Program (POHP), demonstrate steady progress in preserving housing stock and supporting local communities.

Since 2020, the HRA has applied for and been awarded a total of \$2,041,000 through Minnesota Housing's POHP requests for proposals (RFPs) as follows:

- In 2020, the HRA received \$561,700 for upgrades to the fire alarm systems and installation of ADA-compliant entrances at Hill Lake Manor in Hill City and Pioneer Villa in McGregor. The HRA leveraged CFP funds in the amount of \$267,989 toward these projects which were completed in 2024.
- In 2024, the HRA received funding in the amount of \$1,247,180 for boiler replacements at Hill Lake Manor, Pioneer Villa, and Maryhill Manor in Aitkin. The HRA leveraged CFP funds in the amount of \$311,798 toward these projects. These projects are currently in construction and should be completed before the end of the month.
- Each of these projects used local contractors, bringing valuable investment and jobs into Aitkin County communities.
- In 2025, the HRA was awarded \$232,100 to replace the roofs of their 13 family homes in McGregor. In addition, the HRA has leveraged 6% of the total cost of the project from our CFP funds to complete the project. The roof replacement project is scheduled to begin in 2026, with work completed by local contractors. The upgrades will not only improve the safety and comfort of the homes but also reduce maintenance costs and extend the lifespan of these essential community assets.

The POHP program provides competitive, zero-percent deferred loans to public housing authorities across Minnesota, specifically for the rehabilitation and preservation of publicly owned housing. The funds awarded to the Aitkin County HRA will directly support the long-term health of local housing infrastructure.

These awards represent the State of Minnesota's commitment to maintaining affordable housing in Greater Minnesota. Investing in Aitkin County means investing in the future of our residents and our communities.