



Annual Meeting Agenda

Thursday, October 8, 2026

Isle Royale Resort & Casino - Welch, Minnesota

Proposed Agenda

1. Call to Order
2. Approval of 2025 Annual Meeting Minutes
3. Treasurer's Report
4. President's Report
5. 2026 Highlights
6. Executive Director's Report
7. Other Business
8. Adjourn

Minnesota Chapter of the National Association of Housing and Redevelopment Officials Statement of Activities for the Year Ended December 31, 2025

Revenues and other Support Revenues

Membership Dues	90,284
Conferences and Training	203,659
Interest Revenue	344
Donations	2,042
Grants/Reserves	2,500
Other, miscellaneous	0
Total Revenues and other Support Revenues	\$298,829

Expenses

Conferences and Training	166,642
Salaries, Payroll Taxes and Benefits	93,072
Administration, Insurance and Banking	5,185
Travel, Dues and Subscriptions	9,011
Office Rent, Maintenance and Telephone	10,679
Supplies, Website, Printing and Postage	1,499
Depreciation Expense	-
Professional and Lobbying Fees	39,626
Scholarships	5,623

Total Expenses	\$299,238
Change in Net Assets	(\$409)
Net Assets on December 31, 2025*	\$101,487

*Includes cash on hand and reserve Account Balance

Minnesota Chapter of NAHRO

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2025 Annual Meeting Minutes

The Annual Meeting of the Minnesota Chapter of NAHRO was held on Thursday, September 25, 2025 at DECC– Duluth, Minnesota

Call to Order

President Keepers called the meeting to order at 12:00pm.

Approval of Minutes

Member Taphorn moved to approve the minutes from the 2024 Annual Meeting as presented and the motion was seconded by Member Streich. The motion carried by voice vote.

Treasurer's Report

The overview of the financial status of the organization for fiscal year ending December 31, 2024 was presented and a written summary was distributed to the membership. The 2024 financial statements were reviewed and an audit was performed by the accounting firm of Smith Schafer & Associates, LLP. No findings were identified and the organization maintained its stable financial position. A motion to accept the 2024 Financial Report was made by Member Medgaarden and seconded by Member Beranek. The motion carried by voice vote.

President's Report

It has been busy at the legislature this past year. The legislative calls have continued on a regular basis. MN NAHRO was able to raise enough money for three \$1,000 scholarships. The rate and structure change has helped the agency and the member agencies.

2025 Highlights

A one page summary was distributed to the membership describing all the events and actions that were completed during the year.

Executive Director's Report

Shannon Guernsey thanked the membership for their continued support and all the efforts in our field.

Other Business

No other business was presented.

Adjourn

The meeting adjourned at 12:05 pm.

Respectfully Submitted,

Jennifer Jacobson
Treasurer/Secretary

Shannon Guernsey
Executive Director



2026 HIGHLIGHTS

2026 continues to be dominated by the impact of program funding at both state and federal levels. Federally, we expect the administration to continue to propose and sometimes execute significant changes to housing program and appropriations. At the state level, the historic investment in 2023 created many new programs which are now fully implemented across the state. Minnesota NAHRO works to support our members during this chaotic period. This memo provides highlights of the many programs, events and activities held throughout 2026 to address our members' needs.

State Policy & Advocacy - Housing Continues As One of the Few Bipartisan Issues in 2026

At the State Capitol, not many budget or policy committees worked well together over the biennium, but Housing was the exception. Chair Igo, Chair Howard, and Chair Port worked very well together and were able to move forward where there was agreement and ended up passing the most consequential of all the supplemental budget bills passed in 2026. Between new debt service authorization of HIB's, and repurposing interest funds at MHFA, the bill allocated a meaningful amount of new spending to housing programs.

- **Minnesota NAHRO Day at the Capitol:** Held April 8th and attended by 40 members.
- **NAHRO Day on the Hill:** Held March 11 and attended by 20 members and we visited the entire Congressional Delegation.
- **August Advocacy:** Minnesota NAHRO advocates sent 5,886 letters from 127 unique emails and reached 100% of our members of Congress during the monthlong campaign. We dominated the NCRC regions representing 54% of the advocates for the region and 80% of the letters. Thank you!!!

Bring It Home Rental Assistance

2026 was a pivotal year for the new state rental assistance program, Bring It Home. As program administrators, Minnesota HRAs entered into grant contracts with Minnesota Housing and launched the program in their jurisdictions. This new state program brings \$63 million in rental assistance to households across the state. Minnesota NAHRO continues to support this program by:

- Serving as a conduit with Minnesota Housing staff in the implementation of the BIH program
- Providing sample forms and policies to assist BIH program administrators as they deploy the BIH in their jurisdiction.
- Hosting regular calls with Program Administrators to share information, discuss program implementation issues and lessons learned in the first year of this new program.

Member Updates: Minnesota NAHRO helps keep our members informed with our email updates on key issues impacting our membership. This was especially important as our member experienced challenging and divergent direction from HUD on key performative metrics.

Executive Retreat 2026: Held April 9-10 in Eagan with 35 attending, presented national training for executive leaders on high performance management. The event also provided space for HRA leaders to discuss challenges faced by HRAs with the current administration. I developed materials, coordinated meals for attendees and staffed the event.



2026 HIGHLIGHTS

Spring Conference May 2026: In May, Minnesota NAHRO held the Spring Conference at Sugar Lake Lodge in Grand Rapids, Minnesota. The format focused on public housing issues and skill building for staff. Over 125 staff enjoyed the beauty of the north woods.

Housing Matters! Virtual Series 2026

In 2026, we continued the Housing Matters! Series since it was such a success last year. We started with our January session but quickly realized that we needed a special edition. This year the series addressed the following timely topics:

1. On January 22 we provided PIC Tips, Tricks, & Fundamentals with Mary Hirsch Justice. The event was attended by over 55 members for an overview of the important HUD system.
2. On January 29 and 30 we offered a special edition of this series entitled Are You Ready If ICE Visits Your HRA? Registrations for each session topped 60 and many sites had multiple people attending.
3. The third session in July addressed how housing authorities are adapting to the new federal guidance on mixed status families and featured Brandon Engbloom of the Duluth HRA, and Jill Bengston of Kandiyohi HRA.
4. In October we will offer our final session of the year, and the topic will be an update on preserving RD Units and financial resources to assist HRAs. Speakers will be from Minnesota Housing Partnership and Douglas County HRA.

Hearing Officer Specialist Training August 2026: Hosted this 2 day training which featured Nan McKay & Associates and served 22 HRA staff. This was an important training to offer as many of our members are seeing an increased need for trained hearing officers in the current rental market.

Annual Conference 2026: In October, Minnesota NAHRO holds its annual conference at a new venue Treasure Island Resort & Casino in Welch, MN. The format focuses on the many federal and state programs administered by our members. Our attendance will reach 200 with 26 vendors featuring 5 tracks including a Maintenance, Rehab, Finance and CR&D tour.

Carol M Schultz Educational Scholarship: 2026 started off well with a scholarship donation of \$2000 from a private party. Taken together with our 2025 fundraising, we were able to support three students with a educational scholarship of \$1500 each. Our state winner advanced to NCRC and secured an additional scholarship of \$500.

What Home Means to Me Poster Contest: Our 2026 poster contest launched in January and winners were selected in March. One of our poster winners advanced at the regional and national level and will be featured in the 2027 NAHRO What Home Means To Me Calendar.

2026 & 2027 Membership Drive

Minnesota NAHRO continues to see success in our updated membership structure to better serve the needs of our members. Specifically, the complimentary individual memberships increased engagement and member outreach. Upon approval of the membership rates for 2027 at the board meeting, staff plans to open our membership drive by November 2027 and will run through February 2027.

Thank you for being a member of Minnesota NAHRO!