



AGENDA
WORK SESSION
OF THE WINDSOR HEIGHTS CITY COUNCIL
Monday, July 13, 2026 - 6:00 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

Notice to the Public: The Council may conduct workshop meetings or study sessions on matters which are expected to come before the Council for informal action at a regular meeting or otherwise need study by the Council. Items to be considered will be placed on an agenda as required by the open meetings statutes. Final action on items is not taken during workshop or study sessions. No formal vote of the Council in favor or against any workshop or study session item may be taken. Workshops and study sessions are not public hearings. The Presiding Officer may determine whether or not to allow public comment during a workshop or study session. No member or the public or interested party has the right to make a presentation or address the Council on an item under consideration in a workshop or study session.

1. **Call to Order/Roll Call**
2. **Polk County Housing Trust Fund Discussion**
 - A. Presentation and Discussion of Polk County Housing Trust Fund's Regional Affordable Housing Dashboard
3. **Adjourn**

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.



**STAFF REPORT
CITY COUNCIL**

July 13, 2026

TO: CITY COUNCIL

FROM: Adam Plagge, City Administrator

SUBJECT: Presentation and Discussion of Polk County Housing Trust Fund's Regional Affordable Housing Dashboard

GENERAL INFORMATION

This is a presentation and discussion on the Polk County Housing Trust Fund's [Regional Affordable Housing Dashboard](#).

There were previously questions regarding Windsor Heights' relatively high reported median rent. The Dashboard's estimated asking rent of \$1,141/\$1,498 is derived from CBRE data that includes only apartment developments with 25 or more units. While this provides a valuable consistent benchmark on difficult to obtain data for comparing communities across the metro, it does not fully reflect Windsor Heights' overall rental market.

Based on the City's rental inspection program, Windsor Heights has approximately 650 rental units, including an estimated 90 single-family rental homes, 390 apartment units, and 170 duplex units. This total includes the recent addition of 104 units at The Windsor. Of these 650 rental units, about 25% are located in developments large enough to be included in the CBRE dataset.

Windsor Heights has an estimated 2,310 total dwelling units citywide.

ATTACHMENTS

None