



## OUR MISSION

To promote and deliver quality, well-managed homes to a diverse low-income population and, with partners, contribute to the well-being of the individuals, families and community we serve.

## MPHA'S Funding and Finances

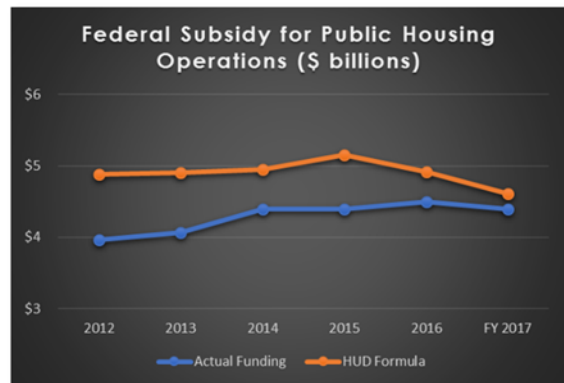
The Minneapolis Public Housing Authority is 98 percent federally-funded. Congress appropriates funds that are administered by the Department of Housing and Urban Development (HUD). During 2018, MPHA anticipates receiving \$97 million in federal funds and spending \$99 million on programs (drawing \$2 million from reserves).

Our housing programs (Low-Income Public Housing and Housing Choice Vouchers) have been underfunded and unable to grow for many years. Lack of sufficient funding for essential public housing capital projects—major repairs, upgrades, and redevelopment—is especially severe.

### Public Housing Operating Subsidy

The federal *Public Housing Operating Subsidy* funds property management and routine maintenance of our 6,000 public housing units. A HUD formula calculates the money we *should* receive; Congress has for many years appropriated less. We currently receive 95% of the formula amount, although this gap varies widely from year to year (see at right).

Rent from tenants (who pay 30 percent of their income) supplements the federal subsidy. Rents comprise about half of the revenues for our owned-and-operated public housing.



### Public Housing Capital Fund

#### MPHA Public Housing Capital Need

2018: \$137 million

2019: \$169 million

2038: \$525 million+

**Annual Federal Capital Funding:**  
**~\$14 million**

Congress appropriates money separately for major repairs, renovations, and redevelopment of public housing. This *Public Housing Capital Fund* has declined for decades, including 30 percent in the past 10 years. Many of our buildings are more than 50 years old, and capital funding falls far short of what we need to preserve our housing for the future.

MPHA is committed to working with state and local officials, investors, and nonprofit partners to pursue alternate funding to preserve our housing for today's and tomorrow's families.

### Housing Choice Vouchers (Section 8)

MPHA's approximately 5,000 housing vouchers are funded via *Housing Assistance Payments* (or HAP, which is the money MPHA pays to landlords toward rent on a family's behalf) and the *Section 8 Administrative Fee*, which supports administration of the program (eligibility, landlord outreach, inspections, etc.). For many years, Congress funded the HAP at a level intended to keep the number of vouchers flat, but in recent years has shifted to slightly underfunding the program. Congress has dramatically reduced the Admin Fee, however, which is presently at 75 percent of its full level.

*As a HUD-designated "Moving to Work" (MTW) housing agency, MPHA can and does combine funding from the above sources to meet our most urgent needs and best serve our community.*

Updated: Aug. 2018