



MPHA Housing Tax Levy FY25 Update & FY26 Request

Prepared for Board of Estimate and Taxation (August 2025)

Overview

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MPHA Mission Statement

“The mission of the Minneapolis Public Housing Authority (MPHA) is 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.”

26,000+
people served by
MPHA every day



5,000+
public housing units

6,500+
public housing residents



700+
deeply affordable
family homes

3,300+
deeply affordable family
housing residents



7,200
Housing Choice
Vouchers administered

18,500+
residents benefiting from
MPHA vouchers

MPHA Housing Programs

Low-Income Public Housing*

- MPHA owns and operates 42 high-rises, 184 family homes at Glendale (in SE), 20 scattered family homes, and a 16-unit townhome site in its public housing program (Section 9).
- Across ~5,200 units, MPHA serves ~7,000 public housing residents.
- High-rise units are predominately studio and 1bd.
- These residents are at or below 30% AMI.
- MPHA maintains a waitlist for non-family public housing, recently as many as 6,000 people.
- In 2022, completed \$27M Elliot Twins renovation, rehabbing 174 units and adding 10 new disability accessible units.
- In 2024, announced next redevelopment project, Spring Manor. ~\$78M project will rehab 221 units and add 15 new disability accessible units.

*LIPH, Glendale, Elliot Twins
**Includes Elliot Twins and CHR

Deeply Affordable Family Housing

- MPHA owns and operates ~800 scattered site family homes, serving >3,300 residents.
- These homes account for more than 80% of the MPHA housing for families with children.
- MPHA waitlist is >4,300 for this type of housing, off its high mark of ~7,500 in recent years.
- These units were transferred to MPHA wholly controlled non-profit (CHR) in October 2020.
 - Project-based vouchers more than doubled federal subsidy for these units.
 - MPHA remains long-term owner and property manager.
 - Residents' rent portion stayed the same.
- In 2023, MPHA completed 16-site, 84-unit modular multiplex family housing expansion.
- Currently planning five-site, 25-unit upzoning project for 2026 (3 & 5 bedrooms).

Housing Choice Voucher**

- MPHA administers ~7,200 Housing Choice Vouchers (HCV, "Section 8"), benefitting >18,500 residents across the region.
- There are <500 people on the Section 8 waitlist.
 - The HCV waitlist was last opened in 2019.
- Eligibility for Section 8 starts at 50% AMI, but 75% of MPHA participants must be 30% AMI or below.
- Since 2019, MPHA project-based vouchers (PBVs) have accounted for more than half of all deeply affordable housing built in Minneapolis.
 - 189 PBVs awarded in 2024.
 - 202 PBVs were brought online in 2024.
- HCV includes the nationally recognized Stable Homes Stable Schools partnership, reducing homelessness among MPS students.
- MPHA administers 347 Veterans Affairs Supportive Housing (VASH) Vouchers, key to ending veterans' homelessness in HennCo.

MPHA Program Demographics

Low-Income Public Housing*			
Race		Age	
American Indian/Alaska Native	1.5%	0-17	13.8%
Asian	3.7%	18-29	5.9%
Black/African-American	79.4%	30-49	10.7%
White	14.0%	50-61	11.7%
HOH Gender		62+	57.9%
Male HOH	51.1%	HH Size	
Female HOH	48.9%		
HH Incomes		1	66.6%
Average	\$16,484	2	10.8%
Median	\$12,480	3	5.1%
w/ Earned Income	16%	4	5.2%
HOH Disabled		5	4.4%
57%		6	2.6%
		7+	5.4%

Deeply Affordable Family Housing			
Race		Age	
American Indian/Alaska Native	1.7%	0-17	53.8%
Asian	3.9%	18-29	18.9%
Black/African-American	87.7%	30-49	18.1%
White	4.5%	50-61	6.0%
HOH Gender		62+	3.1%
Male HOH	12.3%	HH Size	
Female HOH	87.7%		
HH Incomes		1	0.5%
Average	\$34,502	2	7.4%
Median	\$33,205	3	13.5%
w/ Earned Income	62%	4	18.3%
HOH Disabled		5	14.1%
16%		6	14.9%
		7+	31.3%

Housing Choice Voucher**			
Race		Age	
American Indian/Alaska Native	2.6%	0-17	50.0%
Asian	1.3%	18-29	14.0%
Black/African-American	85.0%	30-49	20.5%
White	5.9%	50-61	8.1%
HOH Gender		62+	7.4%
Male HOH	19.9%	HH Size	
Female HOH	80.1%		
HH Incomes		1	12.0%
Average	\$22,201	2	12.2%
Median	\$22,845	3	14.4%
w/ Earned Income	41%	4	16.3%
HOH Disabled		5	13.2%
35%		6	11.1%
		7+	20.8%

*LIPH, Glendale, Elliot Twins

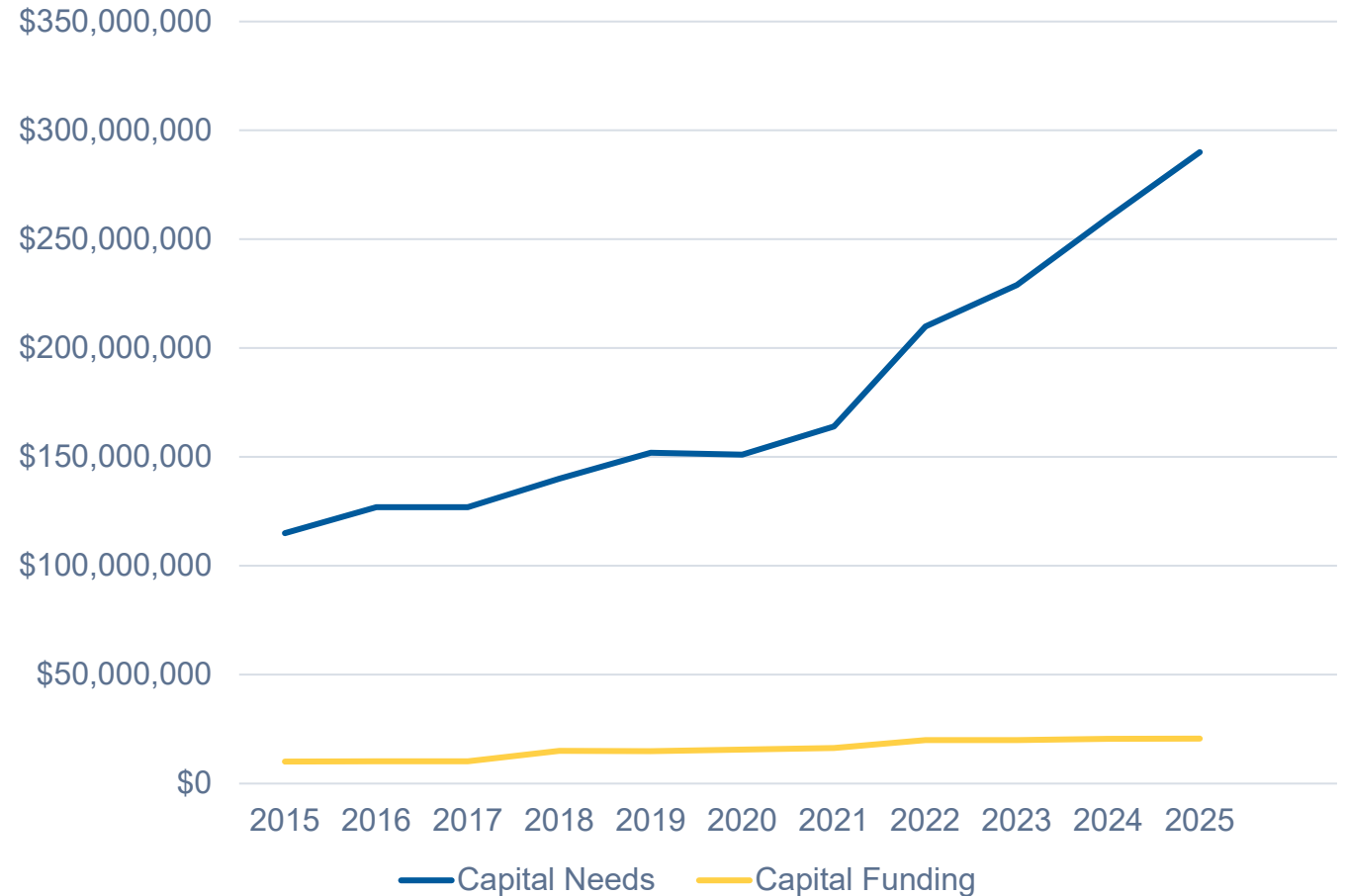
**Does NOT include Elliot Twins and CHR, which use MPHA Housing Choice Vouchers

Minneapolis Public Housing Authority

MPHA Capital Backlog

- MPHA's housing stock is comprised of nearly 6,000 units located in 42 high-rise buildings, 778 scattered site homes, 184 rowhouse units, and a 16-unit townhome development.
- Forty of MPHA's 42 high-rise buildings were built in the 1960s and early 1970s.
- The age range of MPHA's family housing is 1 – 100+ years old, and our 184-townhouse development (Glendale) is more than 70 years old.
- MPHA projects its current unmet needs for these properties at approximately \$290M. On average, capital needs grow by ~\$25M/year, not accounting for inflation or other factors.
- Historically, HUD has only provided funding for 10% or less of the actual need.
- Recent, historic inflation rates and a volatile construction market has made addressing capital needs more costly and challenging.

Recent Capital Needs vs Capital Funding



2024 Agency Accomplishments

- Deployed \$5M to Repair/Upgrade 64 Family Homes, Among Largest Single-Year Efforts
- Awarded \$1.35M from MN Housing to Replace Aging High-Rise Electrical Systems
- Continued \$5M/Year Housing Tax Levy in Minneapolis to Support the Agency's Preservation and Production Activities
- Awarded \$830k to Expand Stable Homes Stable Schools & \$1.8M for 100 Emergency Housing Vouchers in MPLS FY25 Budget
- Installed Fire Suppression Systems In All 42 High-Rises, A Year Ahead Of Schedule
- Announced MPHA's Largest-Ever Public Housing Redevelopment Project (~\$78M), rehabilitating 221 units and building 15 new
- Helped >600 MPHA Families Receive >\$1M in Rent Relief Through Hennepin County's Emergency Assistance Funds



2025 Agency Activities

- Sought \$35M investment from state legislature to repair ~800 family homes.
- Closed on Spring Manor RAD project and breaking ground this summer.
- Announce next RAD redevelopment project.
 - Rehabbing 56 units across two mid-rise buildings in Howe neighborhood (W9).
- Announce next scattered site infill project.
 - Five-site, 25-unit upzoning project. Sites anticipated to each have 4 three-bedrooms and 1 five-bedroom.
 - Sites anticipated to be in Kingfield (W8), Northrop (W11), Howe (W12), Minnehaha (W12), and Armatage (W13) neighborhoods.
- Breaking ground for new triplex in Windom (W11) and duplex in Regina (W8).
- Launch new City-Funded Emergency Housing Voucher program in Q4.
- Finalize plan and begin deploying \$10M/yr in new state housing vouchers (Bring it Home).
- Finalize and announce framework and plan for the future of Glendale.



Deployment Snapshot*

- **\$3.7M from Minneapolis for CHR Repairs**
 - Grant agreement executed April 2024. Funds mostly expended.
 - Scope of work included bringing four, long-term vacant family homes in South online (2-, 3-, 4-, and 5-bedroom homes) and exterior envelope replacements (roof, windows, siding, etc.) at 19 homes across the city.
- **\$5M from MN Legislature for CHR Repairs**
 - Grant agreement executed May 2024. \$1.6M expended to date.
 - Exterior envelope replacements underway at 57 sites/66 homes.
 - Executed grant amendment to include additional scope: Deep turns at ~20 homes; exterior envelope replacements at an additional 6 homes; radon testing at all CHR homes & radon mitigation system installations where necessary.
- **\$1.3M from MN Housing for CHR Repairs**
 - Grant agreement executed Feb. 2024. All resources deployed.
 - Funded 41 “deep turns.” Work included interior renovations (kitchen, bath, etc), electrical, plumbing, and mechanical repairs.
- **\$1.35M POHP GO for High-Rise Electrical**
 - Design/bidding complete; construction contract executed. Loan closing targeted for summer 2025. Funds will be used to replace aging electrical components at the 630 Cedar Avenue high-rise.
- **\$1.3M from Minneapolis for FTR Pilot**
 - Spring Manor financial closing early July 2025; construction now underway.

Public Housing Tax Levy – 2024

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed
High-Rise Preservation & New Unit Production – 809/828 Spring St NE	<ul style="list-style-type: none">• Design/bidding complete• HUD Rental Assistance Demonstration (RAD)/S18 approvals & subsidy commitments received• Multiple resident meetings since mid-2023; engagement including one-on-one relocation assistance ongoing• Financial closing in July; construction underway	\$2,371,666^	\$1,125,000 (Remaining ~\$1.25M Obligated)
Three-Unit Scattered Sites Infill Project	<ul style="list-style-type: none">• Project enabled by 2040 Plan• Design complete & construction contract awarded; fall 2025 start	\$750,000	\$77,000
Two-Unit Scattered Sites Infill Project	<ul style="list-style-type: none">• Project enabled by 2040 Plan• Design complete & construction contract awarded; fall 2025 start	\$500,000	\$0
High-Rise Elevator Modernization	<ul style="list-style-type: none">• 600 18th Avenue North• Construction complete	\$700,000	\$700,000
High-Rise Elevator Modernization	<ul style="list-style-type: none">• 1314 44th Avenue North• Construction complete	\$550,000	\$550,000

Public Housing Tax Levy – 2025

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed
High-Rise Preservation & New Unit Production – 809/828 Spring St NE	<ul style="list-style-type: none">• See above	\$3,500,000	\$0 (Full \$3.5M Obligated)
High-Rise Window Replacement	<ul style="list-style-type: none">• 1717 Washington Street NE• Construction underway	\$1,500,000	\$615,000

*As of July 31, 2025
^Revised/reduced to reflect actual collection amount

Five-Year Levy Budget

- MPHA has developed the following five-year capital plan ('26-'30). Plan highlights include:
 - Five-site, five-unit family housing upzoning project (25 new family units). Includes four three-bedrooms and one five-bedroom in each building (DEV01).
 - Using RAD to renovate two mid-rise buildings, rehabbing 56 units across both buildings (DEV02).
 - Major capital improvements at numerous high-rises. Work will include windows, boiler systems, and elevators (CAP01, CAP02, CAP03).
 - Continue resident engagement and pre-development activities in 2026 to preserve, redevelop, and/or add to the Glendale community (DEV03)
- There is an asterisk on the work at Glendale.
 - MPHA is planning to deploy significant resources in coming years to fund work at Glendale.
 - Glendale is MPHA's single-greatest opportunity to add family units, the agency's most sought-after housing.
 - MPHA could build at least 100 new family units, on top of replacing the existing 184.
 - Pending historic designation at Glendale continues to create uncertainty around the site's future.

MPHA ANNUAL LEVY BUDGET & FIVE-YEAR PLAN – 2026-2030
June 2025

PROJECT	2026	2027	2028	2029	2030
DEVELOPMENT/REDEVELOPMENT INITIATIVES					
MPHA DEV01	\$1,000,000				
MPHA DEV02	\$1,500,000	\$1,000,000			
MPHA DEV03	\$1,000,000	\$2,500,000	\$4,000,000	\$4,000,000	\$4,000,000
CAPITAL INVESTMENTS					
MPHA CAP01		\$1,500,000			
MPHA CAP02	\$500,000		\$500,000	\$500,000	
MPHA CAP03	\$1,000,000		\$500,000	\$500,000	\$1,000,000
TOTAL	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000

2026

- **Scattered Sites Infill Project** (*MPHA DEV01*)

- Five-site, 25-unit scattered site infill/redevelopment project in non-ACP50 areas. Redevelops seven units that have a current need of over \$430K. Leveraged with PBV support and 9% bonds/LIHTC, debt and MTW resources. Target closing: 2026-2027. **(\$1,000,000)**

- **High-rise Preservation** (*MPHA DEV02*)

- Comprehensive rehab/preservation of two high-rises that houses over 60 residents. Scope of work anticipated to address over \$12M of current/upcoming needs including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab and new unit finishes, increased accessibility, and common area updates, with an emphasis on livability improvements, enhanced resident amenities, and addressing specific population needs; leveraged with HUD conversion tools (RAD Blend) and MTW resources, as well as potential state POHP cash resources. Target closing: 2027. **(\$1,500,000)**

- **Glendale** (*MPHA DEV03*)

- Initial commitment to support predevelopment activities including but not limited to extensive resident, community, and other stakeholder engagement to advance project goals and objectives. MPHA anticipates preserving the existing number of units (184) and is exploring options for new unit creation. Opportunity to address \$30+M of current and future needs and add units in an area of opportunity. MPHA intends to announce a shared vision for the community in late 2025. Work ramps up to first phase of construction in 2027-28. **(\$1,000,000)**

- **High-rise Elevator Modernization** (*MPHA CAP02*)

- Comprehensive elevator modernization at multiple high-rises. The scope of the improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors do not properly close. These upgrades ensure reliable and safe vertical transportation for MPHA high-rise residents and staff. **(\$500,000)**

- **High-rise Boiler Plant Replacement** (*MPHA CAP03*)

- Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. **(\$1,000,000)**

2027

- **High-rise Preservation** (*MPHA DEV02*)

- Comprehensive rehab/preservation of two high-rises that houses over 60 residents. Scope of work anticipated to address over \$12M of current/upcoming needs including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab and new unit finishes, increased accessibility, and common area updates, with an emphasis on livability improvements, enhanced resident amenities, and addressing specific population needs; leveraged with HUD conversion tools (RAD Blend) and MTW resources, as well as potential state POHP cash resources. Target closing: 2027. **(\$1,000,000)**

- **Glendale** (*MPHA DEV03*)

- Continued predevelopment funding with a potential of closing on First Phase of Construction in 2027. Predevelopment and resident engagement activities will shape the scope of this phase of work. Full costs are unknown as a result. **(\$2,500,000)**

- **High-rise Window Replacement** (*MPHA CAP01*)

- Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at two mid-rises. **(\$1,500,000)**

2028

- **Glendale** (*MPHA DEV03*)
 - Continued funding for a multi-phase project: **(\$4,000,000)**
- **High-rise Elevator Modernization** (*MPHA CAP02*)
 - Comprehensive elevator modernization at multiple high-rises. The scope of the improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors do not properly close. These upgrades ensure reliable and safe vertical transportation for MPHA high-rise residents and staff. **(\$500,000)**
- **High-rise Boiler Plant Replacement** (*MPHA CAP03*)
 - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. **(\$500,000)**

2029

- **Glendale** (*MPHA DEV03*)
 - Continued funding for a multi-phase project: **(\$4,000,000)**
- **High-rise Elevator Modernization** (*MPHA CAP02*)
 - Comprehensive elevator modernization at multiple high-rises. The scope of the improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors do not properly close. These upgrades ensure reliable and safe vertical transportation for MPHA high-rise residents and staff. **(\$500,000)**
- **High-rise Boiler Plant Replacement** (*MPHA CAP03*)
 - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. **(\$500,000)**

2030

- **Glendale** (*MPHA DEV03*)
 - Continued funding for a multi-phase project: **(\$4,000,000)**
- **High-rise Boiler Plant Replacement** (*MPHA CAP03*)
 - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. **(\$1,000,000)**



Questions

