

2026 Moving to Work Annual Plan



Our Mission Shapes What We Do

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





Helps MPHA Serve 26,000 People

MPHA serves the Minneapolis community as well as it can under the funding and rules from HUD



What the Plan Covers:



Introduction



Budget
Capital Needs



Data
RAB Priorities



MTW Activities

A Chance To Develop Local Solutions

Flexibility must be in pursuit of:

- Cost savings
- Self Sufficiency
- Housing Choices

While upholding these compliance standards :

MTW Statutory Requirements	MPHA's Scorecard
Ensure 75% of households are very low-income	99% very low income
Establish a reasonable rent policy	Compliant
Assist substantially the same total number of eligible low-income households	105% of adjusted baseline served
Assist a comparable mix of households by family size	Compliant
Meet Housing Quality Standard requirements	Compliant

MTW is Key to the Strategic Plan Implementation

The 2023-2027 Plan outlines:

6

Goals

4

Priorities

These are broken down into supporting strategies & actions. Progress is tracked and reported on quarterly to MPHA's Board of Commissioners & Resident Advisory Board.

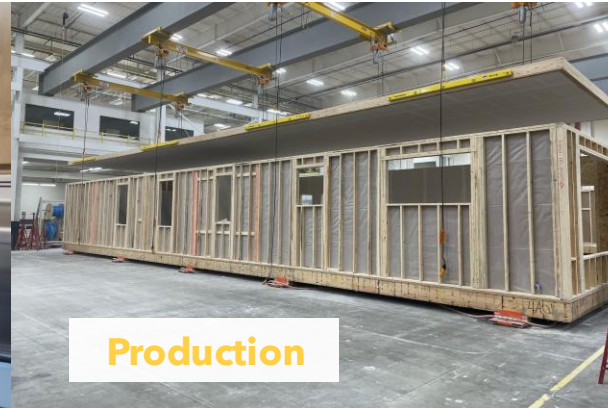
People



Preservation



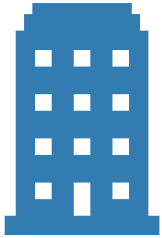
Production



Partnership



MPHA Portfolio



Low-Income Public Housing

MPHA owns & operates:

- 42 Highrises
- 5,000 Units



Deeply Affordable Family Housing

MPHA owns & operates:

- 700+ scattered sites
- Serves more than 3,000 residents



Housing Choice Voucher

The agency administers:

- Nearly 7,200 HCV Vouchers
- Stable Homes Stable Schools, Veterans Assisted Supported Housing, & Project Based Vouchers



A Key Tool: Conversion of Properties

What is PBV?

- Project Based Vouchers or PBV is an affordable housing unit, that receives on-going funding from the Housing Choice Voucher (HCV) program.

They serve the community through:

- Unit preservation
- Increased livability
- Long term affordability



Resident Protections : Conversions

If RAD or RAD/S18 is identified as the best program to meet development needs, as with any RAD conversion, the process must satisfy stringent federal requirements to protect residents, including:

- Residents are not rescreened and do not lose eligibility during a RAD conversion.
- The rent calculation after RAD is 30 percent of adjusted income, as it was before.
- RAD retains essential resident processes and rights, including the grievance process and funding for resident organizations.
- In the event of construction requiring temporary relocation, residents have a right to return to the property after work is complete.
- If interim relocation is necessary, residents must have comparable housing throughout the process.



Spring Manor Redevelopment

Welcoming New & Existing
Residents Home in 2026



mphonline.org

Capital Investments & Development Initiatives



- Property needs continue to grow. Estimated capital needs are at ~\$290M.
- Historically, MPHA only receives ~10% of the funding it needs to complete major building improvements.
- In 2026 our estimated capital funding from HUD is \$20M.
- And... our housing waitlist is long!

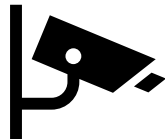
MPHA must continue to find ways to preserve homes & develop new for the population we serve!



Planning for Capital Work

Projects are Identified by:

- Property conditions:
 - Type of building component,
 - When it is due for replacement,
 - Current condition, and
 - How urgent the work is
- Resources available
- Security needs
- Safety and code requirements
- Recommendations from experts
- Feedback from site staff, operations team, and residents
- Development/redevelopment opportunities
- Energy improvements



2026 Capital Activities & Investments

MPHA's anticipates spending \$31.5M on high-priority investments:

- Fire system component replacements
- Exterior façade restoration and window and roof replacement
- Major electrical systems replacements
- Elevator modernization
- Boiler plant and other systems replacements
- Building interiors
- Physical needs & security assessment activities
- Funding for pre-development/development activities: preservation & new unit production
- Administrative costs of implementing work

Section 3

Economic Opportunities

'Section 3' is someone who:

- Lives in public housing; Is a Section 8 Participant; Has an income in the previous calendar year below 80% AML; or is employed by a Section 3 business.

MPHA integrates Section 3 by:

- Incorporating requirements into every solicitation and contract;
 - A minimum of 25% of the labor hours worked on MPHA projects being performed by Section 3 workers



Family Housing Repairs

- MPHA continues to address capital needs in its family housing portfolio of 700+ homes.
- In 2025, MPHA committed ~\$3.5M to interior & exterior renovation work and will consider doing the same in 2026.
- In 2023, the City of Minneapolis provided \$3.5M to complete priority capital work in this portfolio; work was completed in late 2024.
- The State of Minnesota legislature has dedicated \$5 million to support investments; work is now underway.



UPWARD MOBILITY*

- ◆ Among heads of household, annual earned income increased from \$20,722 to \$37,321 while living in MPHA housing
- ◆ More than half of families increased their earned income while living in MPHA housing
- ◆ Among heads of household, employment rates jumped from 19% to 70% while living in MPHA housing
- ◆ 16% of families leaving MPHA family housing have gone on to purchase homes of their own



*according to data collected from CHR households, 2020 to 2023

Conversion, Major Renovation & Expansion

- MPHA intends to pursue RAD conversions at 3755 Snelling, 3205 East 37th Street & Glendale Townhomes to address property needs & preserve these homes.
- These projects have long planning timelines before any construction activities begin.
- Residents are key partners in creating goals and objectives for these projects! Engagement starts early & continues through the entire process.



Heritage Park Stabilization & Recap

- Heritage Park is a mixed-income community in the Minneapolis near north neighborhood that includes 440 family housing units, with 200 of those being public housing units.
- While MPHA neither owns nor manages the property, it does own the land, and the agency continues to work tirelessly with Owners, Urban Strategies, and other community stakeholders and government partners to help stabilize the property.



Housing Choice Voucher (HCV)

Meeting Community Needs

- Support 7200+ households - more than 18,000 individuals
- ~6500 vouchers and subsidies with 700+ port-ins
- Able to target our support to special populations with unique needs and barriers
 - Youth aging out of foster care
 - Chronically homeless adults
 - Veterans
 - Adults with disabilities
 - Recently incarcerated
 - Child welfare involved households
 - Homeless and at-risk children and their families



Partnership to End the Cycle of Poverty

Stable Homes Stable Schools is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools (MPS), along with the YMCA of the North as the service partner, working to reduce homelessness among families with elementary-aged kids in Minneapolis. The program is a holistic approach to addressing homelessness through prevention (emergency short- and medium-term assistance) and intervention (multi-year rental assistance and support services) interrupting the cycle of intergenerational homelessness and education instability. Since 2019, SHSS has supported more than 2,300 families, representing over 6,500 children.



MINNEAPOLIS
PUBLIC SCHOOLS
Urban Education. Global Citizens.



Economic Mobility: Homeownership

- In planning stages for a pilot program
- Goal is for any household subsidized by MPHA, who is eligible, could participate to have monthly rental subsidy support be directed to a home mortgage.



MPHA supports this path with the Pathways to Success Program - A partnership between Twin Cities Habitat for Humanity, Twin Cities R!se, and PRG Inc.

MPHA will continue to explore how to support more families on the path to homeownership.





- 8 PHA sites across the country
- Joint project with Metro HRA
- Enrollments will now end Summer 2026 while services will still be provided to existing families through Summer 2028
- Across our two sites, we've had over 250 enrollments to date (ctrl & services) and over 90 completed moves (from services)
- Analysis of the first two years showed that 24% of families with services move to opportunity areas vs. 4% of families who enrolled but did not receive services

MPHA Finances

MTW status offers flexibility in spending to meet *local need while mitigating risk*

MTW *Funding* Plan

- Congress has not passed 2026 funding bills and wide variation exists from the Administration and chambers of Congress
- Public Housing Operations is budgeted to receive only 90% of the operating subsidy formula amount (approx. \$2 million shortfall)
- Capital Funds are expected at 2025 funding levels (\$20 million)
- Housing Voucher funding is expected to fund 4,614 families each month with a 3% increase from 2025 levels

MTW *Spending* Plan

- Public Housing Operations spending reduced by 4.5% from 2025 levels and Housing Choice Voucher spending at similar levels as 2025
- Capital improvement spending at \$31.6 million
- MTW Flexibility - Redirects \$13.2 million of HAP subsidy to public housing (operations) and voucher program administration needs
- \$1.9 million is needed from reserves to balance the budget

Updates to Statement of Policies

1. Income Limit -

- A Tenant Family in a *Family Housing Unit* is Over Income if their Annual Income exceeds 80% of the Area Median Income.
- A Tenant Family in a *Highrise Building Unit* is Over Income if their Annual Income exceeds 120% of the Area Median Income.

*Area Median Income is published by HUD.

2. Notice to Vacate -

- Written notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and must be received before the first day of that month. For example, to end a lease on April 30, the notice must be received on March 31 or earlier. If the Tenant does not give MPHA a written notice of the intent of vacate Rent will be charged for the full month following the day that MPHA learns the Tenant has moved out. This requirement controls over the Lease to comply with State and Federal requirements for notice to vacate.

3. Parking Policy -

- Vehicle may be owned by Tenant or member of Tenant's family. All previous policies apply

Updates to Statement of Policies

4. Update to Sales and Service Charges - Updated hourly rates

- Charges not outlined in Sales and Service schedule will be charged based on cost of material plus labor using current hourly labor rates or actual fee charged by vendor.
 - Buildings and Grounds Specialist \$25.00/hr (\$17.25)
 - Service and Maintenance Specialist, Pest Control Specialist \$30.00/hr (\$17.25)
 - MPHA Carpenter, MPHA Painter, MPHA Stationary Engineer \$35.00/hr (\$28.00)
 - MPHA Electrician \$45.00/hr (\$40.00)



Rent Café

What you can do with it:

- Pay rent
- Enter maintenance request
- Review records

How:

- Register with support to make a new account!
- Start to gather email address, social security number



To troubleshoot, call 612-342-1451
or contact VOA

Reminder that you can always contact these MPHA offices directly:

- Work Orders: 612-342-1585
- Command Center: 612-342-1987
- Rent Collections: 612-342-1445



Next Steps



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- Find a copy of the MTW Plan:

mphaonline.org/about/moving-to-work/

At Central Office @ 1001 Washington Ave North



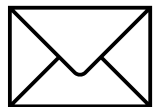
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- Public Hearing at 1001 Washington Ave N on:

August 27th at 1:30 PM

Details are available at mphaonline.org/about/moving-to-work/

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- Send your public comments in before:

September 3rd, 4:30PM



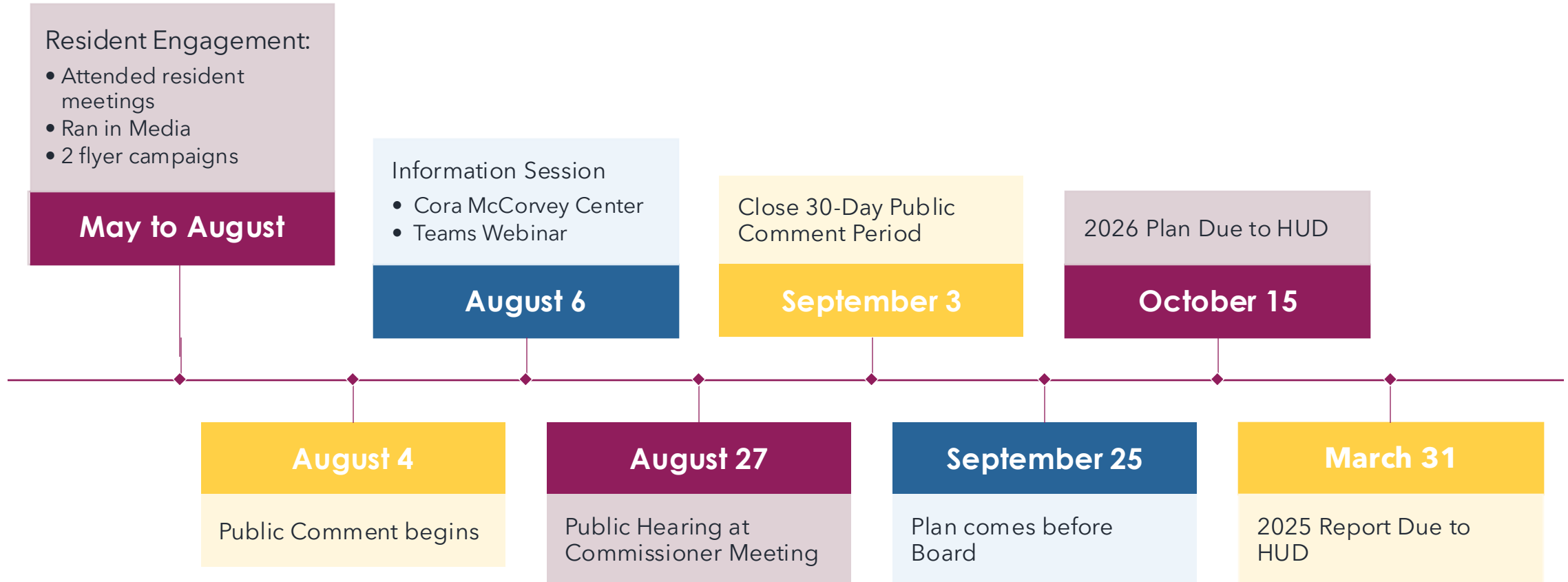
Email: MTW@MplsPHA.org

Mail: ATTN: MTW Comment, Room 206, MPHA
1001 Washington Ave. North, Minneapolis, MN 55401

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- Resolution brought to MPHA Board:

September 25th, 2025

MTW Timeline



Resident Voices: Questions and Comments!



1. Those who signed up will be called from the list.
2. A microphone will be brought to you in your seat. We welcome any questions or comment on the 2026 MTW Plan.



- REMEMBER, if specific to your unit or building: security, work order/pest control, and Rent Cafe staff are available in the lobby.



3. If necessary, to allow everyone who is interested in a chance to speak we may ask you to keep your comment to 3 minutes to ensure everyone has a chance to speak.

Teams Language Bridge Instructions:

If you are on the Teams Webinar and need Somali language assistance, please dial the # below:

Somali Interpretation Bridge:

1. Dial 1(435) 777-2200
2. Enter the Conference ID: 5924650 then press #

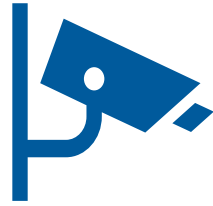
Sida looga qeyb qaato telefoonka kulanka

Haddii aad kulanka ku soo gasho Zoom oo aad dooneyso in aad Soomaali tarjumaad ah ku dhageyasato, fadlac lambarka hoos ku qoran:

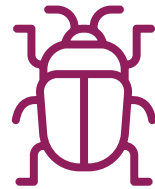
Khadka Tarjumada Af Soomaalga ah:

1. Wac 1(435) 777-2200
2. Geli Lambarka Kulanka (Conference ID): 5924650 ka dib ku dar calaamadda #

Out through the Lobby, Staff from:



- Security



- Work Orders



- Pest Control

- Rent Cafe



Are there to help with your needs!

