NOTICE AND AGENDA

January 28, 2026

The Annual meeting of the Minneapolis Public Housing Authority in and for the City of Minneapolis will be held at 1:30 PM at 1001 Washington Avenue North, Minneapolis, Minnesota.

The Executive Committee of the Minneapolis Public Housing Authority will meet at 12:30 PM at the same date and place. The Resident Advisory Board will meet at 12:00 PM at the same date and place.

COMMISSIONERS:

- Kevin Reich — Chair
- Elfric Porte — Vice Chair
- Alyssa Erickson — Secretary
- Medaria Arradondo — Commissioner
- Gloria Freeman — Commissioner
- Abdullahi Isse — Commissioner
- Tamir Mohamud — Commissioner
- Tom Nordyke — Commissioner
- Danielle Werder — Commissioner

GENERAL:

- Roll Call
- Approval of Agenda January 28, 2026
- Minutes of Regualar Meeting of December 17, 2025

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.

COMMITTEE APPOINTMENTS.

CONSENT ITEMS:

- ITEM NO. 1: ***2026 Board Meeting Schedule***
  [Jocelynne Davis, Sr. Executive Assistant]

- ITEM NO. 2: ***Development Legal Services***
  [Lisa Griebel, General Counsel]

- ITEM NO. 3: ***Electrical Panel Replacement at Three Sites***
  [Laura Dykema, Director of Planning & Development]

- ITEM NO. 4: ***Radon Mitigation at CHR Properties***
  [Laura Dykema, Director of Planning & Development]

DISCUSSION ITEMS:

- ITEM NO. 5: ***Authorization to Submit a Rental Assistance Demonstration (RAD)/Section 18 Application for Snellings***
  Resolution 2026 – 259
  [Laura Dykema, Director of Planning & Development]

- ITEM NO. 6: ***General Contractor/Consultant (GC/C) for Snellings***
  [Laura Dykema, Director of Planning & Development]

RECEIVE AND FILE:

- Executive Director's Update, January 2026
- Q4 Quarterly Strategic Goals Update
- Monthly Performance Report, December 2025
- Community Update, January 2026

NEXT REGULAR MEETING:

- Wednesday, February 25, 2026 at 1:30 PM
  1001 Washington Avenue North
  Minneapolis, Minnesota 55401

NOTICE:

A portion of this meeting may be closed to the public pursuant to Minnesota Statutes Section 13D.03 or 13D.05

MINUTES OF A REGULAR MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS

December 17, 2025

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 PM on Wednesday, December 17, 2025, at 1001 Washington Avenue North, Minneapolis, Minnesota; the date, time, and place established for the holding of such meeting.

ROLL CALL:

The chair called the meeting to order, the following members of the MPHA Board of Commissioners being present:

• Kevin Reich	Chair	
• Alyssa Erickson	Secretary	*Arrived at 1:35PM*
• Medaria Arradondo	Commissioner	
• Abdullahi Isse	Commissioner	
• Tamir Mohamud	Commissioner	
• Tom Nordyke	Commissioner	
• Danielle Werder	Commissioner	

The following members of the MPHA Board of Commissioners being absent:

• Gloria Freeman	Commissioner
• Elfric Porte	Vice Chair

The following others also being present:

• Abdi Warsame	Executive Director/CEO

The following others also being absent:

• Dominic Mitchell	Deputy Executive Director

MPHA Sr. Executive Assistant, Jocelynne Davis declared the presence of a quorum.

APPROVAL OF AGENDA:

Commissioner Mohamud moved approval of the proposed agenda as presented. The motion was seconded by Commissioner Isse Upon a voice vote, the chair declared the motion carried.

APPROVAL OF MEETING MINUTES:

The minutes of the Regular Meeting of September 24, 2025, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Nordyke Upon a voice vote, the chair declared the motion carried.

The minutes of the Regular Meeting of October 22, 2025, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Nordyke Upon a voice vote, the chair declared the motion carried.

NEW/PROMOTED STAFF INTRODUCTIONS:

- Dega Ali was promoted to assistant property manager.
- Patrick Latterell was introduced as manager of operations in HCV.

MPHA SUCCESS STORY:

- Springs Tax Credit Submissions – Kim Hamilton shared the work that the leasing department accomplished in 2025.

CHAIR'S UPDATE:

- The chair met with MPHA Executive Director Warsame prior to the board meeting at 12:00 PM.

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON'S UPDATE:

- No quorum.
- Discussed all agenda items.

CONSENT ITEMS:

- ITEM NO. 1: ***Roof Replacement at 1717 Washington Street NE***
  [Laura Dykema, Director of Planning & Development]
  [See Document No. 2025 – 64]

- ITEM NO. 2: ***Boiler Replacement at 350 Van White Memorial Blvd***
  [Laura Dykema, Director of Planning & Development]
  [See Document No. 2025 – 65]

Commissioner Nordyke moved approval of the recommendation set forth in the reports. Commissioner Mohamud seconded the motion. Upon a voice vote, chair declared the motion carried.

DISCUSSION ITEMS:

- ITEM NO. 3: ***Professional Design Services for Glendale Townhomes***
  [Laura Dykema, Director of Planning & Development]
  [See Document No. 2025 – 66]

Commissioner Nordyke moved approval of the recommendation set forth in the report. Commissioner Mohamud seconded the motion. Upon a voice vote, chair declared the motion carried.

- ITEM NO. 4:
  Approval of the 2026 MPHA & 2026 Elliots LP, Family Housing Resources LP, and Springs LP Budgets
  [Tim Durose, Chief Financial Officer]
  [See Document No. 2025 – 67]
  [See Document No. 2025 – 68]
  [See Document No. 2025 – 69]

  Resolution No. 2025 – 258
  [See Resolution No. 2025 – 258]

Commissioner Arradondo moved approval of the recommendation set forth in the report, along with the corresponding resolution attached thereto. Commissioner Erickson seconded the motion.

Upon a roll call vote, 7 commissioners voted "aye" [Chair Reich, Commissioner Arradondo, Commissioner Erickson, Commissioner Isse, Commissioner Mohamud, Commissioner Nordyke, Commissioner Werder,] 0 commissioners voted "nay" and two Commissioners were absent [Commissioner Freeman, Commissioner Porte]. The chair declared the motion carried and the resolution adopted.

- ITEM NO. 5: ***MPHA 2026 Legislative Agenda***
  [Drew Halunen, Director of Administration, Communications, & Strategic Partnerships]
  [See Document No. 2025 – 70]

RECEIVE AND FILE ITEMS:

- Executive Director's Update, December 2025
  [See Document No. 2025 – 71]
- Community Update, November 2025
  [See Document No. 2025 – 72
- Community Update, December 2025
  [See Document No. 2025 – 73
- Monthly Performance Report, October 2025
  [See Document No. 2025 – 74]
- Monthly Performance Report, November 2025
  [See Document No. 2025 – 75]

CLOSED SESSION:

- Discussion: Executive Director's Annual Performance Review 2025

OPEN SESSION:

- Summary: Executive Director's Annual Performance Appraisal. Favorable appraisal resulting in continuation of contract.

ADJOURNMENT:

There being no further business to come before the board during this meeting and upon a motion duly made by Commissioner Isse and seconded by Commissioner Nordyke, the meeting adjourned at 2:20 PM.

_____

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

January 28, 2026

_____

DATE THESE MINUTES WERE APPROVED

January 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Meeting Schedule for 2026 Board Meetings

Previous Directives: The Board of Commissioners adopt bylaws which direct the Board adopts its annual meeting schedule at the first meeting held each year.

Resident Council Review/Recommendation: Not applicable.

Procurement Review: Not applicable.

Recommendation: It is recommended that the Board of Commissioners approve the regular meeting schedule for 2026 as presented below.

The following is the proposed schedule for the regular meetings of the Minneapolis Public Housing Authority Board of Commissioners for the year 2026. Unless otherwise duly noticed all meetings will be held at 1001 Washington Avenue North, Minneapolis, MN 55401 at 1:30 PM.

- Wednesday, January 28, 2026 (annual meeting)
- Wednesday, February 24, 2026
- Wednesday, March 25, 2026
- Wednesday, April 22, 2026
- Wednesday, May 27, 2026
- Wednesday, June 24, 2026
- Wednesday, July 22, 2026
- Wednesday, August 26, 2026
- Wednesday, September 23, 2026
- Wednesday, October 28, 2026
- Wednesday, November 18, 2026
- Wednesday, December 16, 2026

Please note that the meetings are held on the fourth Wednesday of each month with the exception of November and December, which will be held on the third Wednesday of the month due to the holidays.

This Report was prepared by Jocelynne Davis, Sr. Executive Assistant to the Executive Director/ CEO. For further information please contact Abdi Warsame, Executive Director/CEO at (612)-342-1439.

January 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Real Estate and Development Legal Services

Previous Directives: Board approved FY26 budget.
No legal services contracts have been previously presented.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's January 28, 2026 meeting.

Budget Impact: Expenditures will be charged to a project's capital, development, or department budgets which may have various funding sources.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract and all related documents in a not-to-exceed value of $1,500,000 each with Hawkins, Delafield & Wood LLP; Ballard Spahr LLP; and Reno & Cavanaugh, PLLC.

MPHA has the need for legal consulting and representation related to real estate, development and other related services. Staff determined that the most appropriate vehicle for these services is the establishment of Indefinite Quantity Contracts (IQCs) with three firms that have a variety of capacity and expertise that meet the broad needs of MPHA. This approach reduces the administrative burden of multiple procurements and allows projects and funds to be deployed more quickly. These will be five-year maximum contracts with an initial one-year term. Each firm will be awarded a minimum of $50,000 in work over the life of the contracts; the maximum work awarded will be for the blanket contract values of $1,500,000.

On October 27, 2025, a Request For Proposals (RFP) was publicly advertised with a proposal submission deadline of November 24, 2025. MPHA received proposals from the following five firms:

Hawkins, Delafield & Wood LLP
Ballard Spahr LLP
Reno & Cavanaugh, PLLC
Fox Rothschild LLP
Winthrop & Winstine, P.A.

The five proposals were reviewed and considered by staff based on four measured categories including proposed fees; qualifications, experience, and the ability to successfully perform the services; quality of proposal; and Section 3 Business Preference. Staff are recommending contract awards to the top three firms, as all three scored well and have previously provided quality services to MPHA.



This Report was prepared by Lisa Griebel, General Counsel. For further information, please contact Ms. Griebel at (612) 342-1395 or LGriebel@mplspha.org.

January 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Electrical Panel Replacement at 314 Hennepin, Horn Towers, and Fifth Avenue High-rises

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plans and MTW Budgets for FY 2025/26 as part of the Agency's 2025/26 Moving to Work (MTW) Annual Plans. Electrical panel replacement at 314 Hennepin, Horn Towers, and Fifth Avenue High-rises is included in these plans.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's January 28, 2026 meeting.

Budget Impact: Expenditures will be charged to the Capital Fund Program as originally budgeted/planned.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract and all related documents in the amount of $1,439,290 with Gunnar Electric, Inc. for electrical panel replacement at 314 Hennepin, Horn Towers, and Fifth Avenue High-rises.

The high-rises located at 314 Hennepin (299 units), Horn Towers (3 high-rises/491 units) and Fifth Avenue High-rises (2 high-rises/254 units) have original apartment electrical panels that, due to the age and manufacturer, have a high risk of failure and also do not meet current HUD NSPIRE inspection standards. The scope of work includes replacing the original apartment electrical panels and panel covers.

On November 5, 2025, an invitation for bids was publicly advertised with a bid due date of December 9, 2025. The following bids were received:

Gunnar Electric, Inc.	$1,439,290
Kirtland Electric	$1,474,440
Manor Electric	$1,636,658
Aid Electric Corp.	$2,107,540
Apadana LLC	$3,434,400

The low bidder, Gunnar Electric, has successfully completed similar projects for MPHA, and staff is confident they will perform well on this project.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.

January 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Radon Mitigation at Community Housing Resources (CHR) Homes

Previous Directives: The Board has previously approved the FY 2025/26 agency budgets, which included the CHR annual budgets; Minnesota Housing public housing rehabilitation grant resources were a noted source.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's January 28, 2026 meeting.

Budget Impact: Expenditures will be covered by Minnesota Housing public housing rehabilitation grant resources as originally budgeted/planned.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract and all related documents in the amount of $781,854 with Lifetime Radon Solutions for radon mitigation system installations at CHR homes.

In 2023, MPHA launched an effort to raise significant resources to invest in repairs and improvements in its CHR family housing stock. As a result of these efforts, Minnesota Housing awarded a one-time cash grant of $5,000,000 to MPHA for these investments.

The funds were originally anticipated to cover primarily exterior improvements (window, roofing, siding, and gutter/soffit/fascia replacements) at multiple homes. Due to construction savings with the exterior work, staff was able to identify additional scope that needed to be addressed in this portfolio, including radon testing in all homes and installing mitigation systems where needed. Testing contracts were issued in December 2025 and mitigation systems will be installed on a rolling basis, as the need is identified based on Environmental Protection Agency and Minnesota Department of Health radon guidelines. Based on the ages and profiles of the CHR housing portfolio, staff estimated approximately 40% of homes may need these systems and pricing obtained reflects this assumption.

The original invitation for bids was issued in late October 2025 with bids due in early December. Due to receiving only one non-responsive bid, staff again publicly advertised an invitation for bids for this work on December 11, 2025 with a bid due date of December 23, 2025. A single bid was received:

Lifetime Radon Solutions	$781,854

While only one bid was received, staff conducted significant outreach efforts to achieve greater competition with both solicitations; ultimately other contractors were unable to commit to a project of this size and its timing requirements with their current workloads. The pricing received is in line with MPHA's cost estimate for this work, and staff also conducted extensive post-bid due diligence to ensure Lifetime Radon

Solutions could perform the work for the submitted bid. Based on information received, staff are comfortable proceeding with the contract award.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.

January 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Authorization to Submit a Rental Assistance Demonstration (RAD)/ Section 18 Application for the Snellings Project

Previous Directives: The Board previously approved the *Strategic Plan 2023-2027* on December 21, 2022, with a goal to "preserve and provide deeply affordable, high-quality, housing for Highrise residents" and implement steps to seek resources for addressing the capital backlog and completing improvements in high-rise buildings. On September 24, 2025, the Board adopted MPHA's 2026 Moving to Work (MTW) Annual Plan, which outlined the use of HUD's Rental Assistance Demonstration (RAD)/Section 18 tool for the agency's preservation efforts, including at the 3755 Snelling Avenue and 3205 East 37th Street sites.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's January 28, 2026 meeting.

Budget Impact: None

Procurement Review: Not applicable

RECOMMENDATION: It is recommended that the Board of Commissioners adopt the attached Resolution authorizing the Executive Director/CEO or his designee to execute and submit all required and supporting documentation relating to this application.

MPHA is pursuing a RAD conversion and comprehensive renovation of two sister mid-rises located at 3755 Snelling Avenue ("Snelling Manor") and 3205 East 37th Street ("37th Street Manor"). Both are five-story mid-rises with 28 apartments, built in the mid-1960's, with nearly identical layouts. This project will build upon each of the success of MPHA's two previous RAD conversions, the Elliot Twins Project and Springs Expansion Project. Cumulatively, these projects utilized similar HUD tools to complete $70M in renovations of 385 existing units and add an additional 25 units of accessible housing to MPHA's portfolio.

Why RAD?

For many years the Congressional appropriations for both the Operating Fund and the Capital Fund have been insufficient to fully fund reasonable and necessary expenses to administer public housing. As a result, the capital needs of MPHA's portfolio continue to grow. In 2025, MPHA's backlog of capital needs was $290 million while MPHA received just $20 million in capital funds from HUD. In essence, MPHA receives less than 10% of its needed capital funding every year.

Congress approved the RAD program that enables public housing agencies to convert a public housing property's HUD funding to Section 8-funded project-based vouchers (PBV) or project-based rental assistance (PBRA) with long-term funding contracts. The Section 8 program is both currently and traditionally funded by Congress at a higher rate than public housing, making the federal subsidy more stable than public housing. It also replaces a covenant by HUD, the Declaration of Trust (DOT), with a Land Use Restriction Agreement (LURA). The DOT makes it impossible to utilize funding tools such as

debt and low-income housing tax credits, that non-profit housing providers and developers use to preserve and expand their portfolios The LURA ensures long-term affordability of the property like the DOT, while allowing for leveraging through these other funding tools to maximize preservation and development opportunities.

HUD's RAD/Section 18 Blend program was developed to help encourage significant investments in RAD projects. With this program, HUD provides a higher level of subsidy for a percentage of the units, based on the level of rehab investment at a building (i.e. the greater the investment, the greater the subsidy). The Snelling Manors project intends to utilize the 10/90 blend. This blend will allow 90% of the units to receive Section 18 subsidy that matches the HCV payment standard, with the other 10% of the units receiving RAD subsidy, which is consistent with the subsidy provided under public housing. The Section 18 units receive approximately 20% more subsidy, which helps provide access to additional and necessary resources for this project.

Project Overview

While the scope of work is still currently under development, it's likely to include replacement of and upgrades to existing building systems such as electrical, plumbing, and heating/cooling/ventilation. Exterior façade, window, and roof improvements will also be considered. Apartment renovations may include new flooring, kitchens, bathrooms, finishes and storage as well as reconfiguring at least 5% of the units to become fully Type-A handicapped accessible. As with the agency's first two RAD conversion projects (Elliot Twins and Springs Expansion), enhanced indoor and outdoor community spaces, resident amenities, and security improvements are also being explored.

The proposed RAD/Section 18 conversion of these properties will allow MPHA to obtain new funding sources to complete these major capital investments. Anticipated funding sources for the project include MPHA MTW funds, public housing levy proceeds, previously awarded Minnesota Housing Publicly Owned Housing Program cash funds, and debt.

MPHA is committed to serving the same or similar population at the buildings post-conversion and will work with HUD during the conversion process to ensure this character is maintained.

Resident Relocation & Engagement

MPHA will develop a relocation plan which incorporates resident input and will fully support all necessary relocation requirements and work individually with residents to accommodate their specific needs. MPHA honors the rights of our residents, including those required by HUD for

RAD projects. Not only does RAD prohibit permanent involuntary displacement, but MPHA also prioritizes this important community value. Residents may need to relocate due to construction, preferably on-site, but no one will lose their housing. Any resident who wishes to leave the buildings during construction has the guaranteed right to return to the property, as long as they maintain program eligibility.

As outlined in *Guiding Principles for Redevelopment and Capital Investments at MPHA*, adopted by the MPHA Board on May 24, 2017, MPHA has a commitment to resident engagement in this process. Resident

engagement with residents in Snelling and 37th Street Manors began in July of 2025 and will continue through the remainder of this project.

- Initial Introduction to Project: On July 31, 2025, MPHA staff held meetings at the properties to notify residents of the inclusion of their buildings in the draft 2026 MTW Plan for a comprehensive rehabilitation utilizing HUD's RAD/Section 18 Blend Program. Staff provided an overview of the RAD/Section 18 Blend Program and the agency's intention to complete a comprehensive rehabilitation. Staff answered resident questions, listened to concerns, and received initial feedback on the improvements residents wanted to see at the buildings.

- Resident Information Notice (RIN): MPHA is committed to ensuring our residents have ample opportunities to both understand and engage throughout the RAD process. In compliance with HUD rules, all residents of Snelling and 37th Street Manors received MPHA's RAD Resident Information Notice (RIN) in December 2025. These notices were hand delivered to residents and included information about the proposed project and the RAD program. Each notice also contained MPHA's standard "language block", stating in multiple languages that the information was important and listed a phone number for requests for language assistance, alternative formatting, or reasonable accommodation. A sample copy of MPHA's RIN is included in the attachments to this report.

- Resident Meetings: Over December 9-11, 2025, MPHA hosted four resident meetings at Snelling and 37th Street Manors. MPHA provided translation services for those requested, which included Somali, Swahili and Amharic. MPHA provided a short presentation about the project and RAD program and then took comments and answered questions from residents. Residents were provided with copies of the presentation, and responses to the questions were made available to residents in the property management office. The presentation, and copies of the Q&A that took place at the meetings, are included in the attachments to this report.

As the project advances, MPHA will provide regular updates to the Resident Councils of both properties and utilize those groups as design committees to provide feedback throughout the design process.

In the spring of 2026, after MPHA receives approval of its RAD application, known as the Commitment to Enter into a Housing Assistance Payment Contract (CHAP), staff will hold

additional meetings regarding the temporary relocation process and draft relocation plan, design and construction approach, and will provide general updates on the project. MPHA envisions additional resident meetings on the project in the fall and winter of 2026 to provide project updates, review any changes in the project, and update on financial closing and construction start.

Schedule

MPHA anticipates closing on the project around March 2027. Between now and March 2027, there are numerous milestones for the project. Design and due diligence are currently underway and will continue through September 2026 at which time subcontractor bidding will take place. The funding and financing

phase of work will begin in earnest in July 2026 and continue through closing. Requirements of the RAD conversion process include the submission and approval of a financing plan as well as additional MPHA Board authorizations leading up to closing. Updates on these and other milestones will be provided on an ongoing basis to the Board of Commissioners.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.

Attachments

1. MPHA Board of Commissioners Resolution No. 2026 - 259
2. Key RAD Application Materials
   a. RIN
   b. RAD Meeting Presentation
   c. RAD Meeting – Resident Questions & Comments

RESOLUTION NO. 2026 - 259

WHEREAS, the Minneapolis Public Housing Authority ("MPHA") administers Low Income Public Housing (LIPH) programs with over 5,000 public housing units, serving over 6,500 residents, which relies on federal funding in the form of annual appropriations by Congress for both the Operating Fund and the Capital Fund, as dispersed to MPHA by the U.S. Department of Housing & Urban Development (HUD); and

WHEREAS, for many years the Congressional appropriations for both the Operating Fund and the Capital Fund have been insufficient to fully fund reasonable and necessary expenses to administer and make capital improvements to public housing; and

WHERAS, MPHA estimated its 2025 capital backlog at $290 million and capital funding in 2025 from HUD is $20 million; without adequate funding, MPHA estimates its backlog will exceed $380 million in the next twenty years; and

WHEREAS, Congress approved a Rental Assistance Demonstration (RAD)/Section 18 blend program that enables public housing agencies to convert a public housing property's HUD funding to Section 8-funded project-based vouchers (PBV) or project-based rental assistance (PBRA) with long- term funding contracts; and

WHEREAS, with this conversion, housing authorities can access financing tools otherwise not available under the public housing platform, to complete major property renovations; and

WHEREAS, MPHA is pursuing a comprehensive rehabilitation of the two buildings in AMP 7, 3755 Snelling Avenue (MN00200007-018A) a five-story, 28-unit mid-rise built in 1966, and 3205 East 37th Street (MN00200007-022A) a five-story, 28-unit mid-rise built in 1967; and

WHEREAS, with this conversion, MPHA remains committed to serving the same or similar populations at these buildings; and

WHEREAS, the MPHA Board of Commissioners finds that the proposed conversion of 3755 Snelling Avenue and 3205 East 37th Street utilizing the RAD/Section 18 blend program, where up to 90% of the units may be converted through Section 18, is necessary and appropriate to provide greater financial stability for those units and to best serve the needs of the building's residents;

NOW THEREFORE BE IT RESOLVED by the MPHA Board of Commissioners as follows:

i. The RAD/Section 18 Conversion application submission for 3755 Snelling Avenue and 3205 East 37th Street, part of project MN00200007, is approved;
ii. The Executive Director/CEO or his designee is authorized to execute and submit all required and supporting documentation relating to this application.

Rental Assistance Demonstration (RAD) Program
Resident Information Notice (RIN)

English
This information is important. If you do not understand it, please call your MPHA representative for free language assistance.

Arabic
للحصول على ترجمة مجانية. (MPHA) هذه المعلومات مهمة جداً. اذا لم تستطع فهمها, من فضلك اتصل على ممثلك في

Aramaic
Hidē madmalle hawi. Ait af ait la bari'a, ait ashtabq bēt lawwat mprana d'alubā pfūthh lḥapya'a alāmda'ya.

Amharic
ይህ መረጃ አስፈላጊ ነው። የማይረዱት ከሆነ፣ እባክዎን ለርስዎ የ MPHA ተወክይ ደውለው ነጻ የቋንቋ እርዳታ ይግኙ።

Hmong
Qhov kev qhia no tseem ceeb. Yog koj tsis to taub, thov hu rau koj tus neeg sawv cev ntawm MPHA rau kev pab txhais lus dawb.

Laotian
ນີ້ແມ່ dນວາyaວะeyaดทิส่ iาต้น. ฯeาหdานฯาาnาบ5ะ๊ใจ, ฆะธดาาโหธ ฯาติ oฒหน MPHA ๔eา หdาน ฒ๊ ๋oaาานqdoยะฯอือ ๐eานพาสา ฬธิ.

Oromo
Odeeffannoon kun barbaachisaa dha. Yoo hinhubattan ta'e, maaloo tajaajila turjumaanaa tola argachuuf bakka bu'a MPHA keessanitti bilbilaa.

Russian
Эта информация важна. Если вы ее не понимаете, позвоните представителю MPHA и получите бесплатную языковую помощь».

Spanish
Esta información es importante. Si no la entiende, comuníquese con su representante de MPHA para que le ayude con el idioma de manera gratuita.

Somali
Macluumaadkan waa mid muhim ah. Haddii aadan fahmin, fadlan la xiriir waiilka MPHA si aad u hesho adeeg luqadda oo lacag la'aan ah.

If you need language assistance or reasonable accommodation due to a disability, contact your Property Manager, Kris McGregor, at (612) 821-2182.

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37th Street Manor Residents

December 1, 2025

Dear Resident,

Since June of 2020 MPHA has utilized HUD's Rental Assistance Demonstration (RAD) program to perform comprehensive rehabilitation of four MPHA buildings – a $27 million renovation of the Elliot Twin towers and an over $40 million renovation of 828 Spring Street and 809 Spring Street. These projects included a full remodel for all the units, adding disability accessible units where possible, replacing aging building systems, and completing energy efficiency improvements. This included in-unit air conditioning for every resident. This transformation also improved resident amenities and upgraded building security.

Now, the agency would like to begin its next RAD project, and staff have identified Snelling Manor (3755 Snelling Avenue) and 37th Street Manor (3205 37th Avenue) as top considerations for similar renovations, with the possibility of adding new units. **But before any project moves forward, staff are scheduling meetings and welcoming all 37th Street Manor residents to attend, ask questions, and share more about what they think should be prioritized in a major building upgrade.**

You are invited to join us in upcoming meetings to learn more about the RAD program, what it achieved at past projects, and what the agency hopes to deliver for Snelling Manor and 37th Street Manor residents, consistent with fair housing and civil rights requirements:

Tuesday, December 9th, 10:00 – 11:00 am:	3205 East 37th Street Community Room
Thursday, December 11th, 4:00 – 5:00 pm:	3205 East 37th Street Community Room

Please plan to arrive five minutes early to sign-in and get seated.

If you need a reasonable accommodation or language assistance to attend, please contact your Property Manager, Kris McGregor, at (612) 821-2182 by December 3rd to let them know if you need assistance. MPHA will provide reasonable accommodation, language assistance, and answer any resident questions throughout the entire project / construction process.

During this process, if you think your rights aren't protected, you may contact Jared Stroberg at the Minneapolis HUD field office at (612) 370-3019.

Frequently Asked Questions (FAQs)

Q; What is the RAD program?

- RAD stands for Rental Assistance Demonstration and is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract.

Q: Why is MPHA using RAD?

- Currently, MPHA has a $290 million capital backlog across its portfolio of homes and only receives about 10% of what it needs from HUD to maintain its units.
    - Between both Snelling and 37th Street Manors, there is a $3.5 million backlog of urgent capital needs.
- Using the RAD program, MPHA can access additional resources like bonds and tax credits to fund construction while also getting new funding for resident rent assistance.

Q: What kind of work can I expect in this project?

- MPHA is still developing the full project scope in partnership with residents and continues to conduct analysis of capital and financing needs. Plans are still fluid, but will likely include:
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Q: Do I need to move out of my unit?

- Since we are at the beginning of the planning process for the RAD conversion, we do not yet know whether you will need to move. If you are required to move, you are entitled to numerous relocation protections under the RAD program, as well as additional rights under the Federal Uniform Relocation Assistance and Real Property Acquisitions Act (URA). The agency is prohibited from involuntarily displacing residents through RAD redevelopment. If relocation is necessary, MPHA will work to temporarily relocate you. MPHA staff will coordinate logistics, provide hands-on assistance, and cover your moving-related costs.
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- You cannot be required to move permanently without your consent.
- If you need to move temporarily for repairs, you have a right to return to an assisted unit once any construction work is done.

Q: Will my rent go up because of the RAD program?

- While the RAD program changes how MPHA received federal rental subsidy, that change has little bearing on most residents' rents. Rents will continue to be 30% of your income.
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Q: This sounds great, when does it start?

- The work to rehabilitate the two buildings is only just beginning, including continued conversations with Snelling Manor and 37th Street Manor residents.
- The agency intends to submit a formal request to HUD authorizing the work in January 2026, with the hopes of receiving approval by the spring of 2026.
- Throughout the RAD process, MPHA will continue to meet with and engage with residents on several aspects of the project, including HUD compliance, relocation and design.
- Upon receiving HUD approval, MPHA will finalize the scope of upgrades, identify builders, architects, and financing tools, and work towards a spring 2027 construction start date.

Rental Assistance Demonstration (RAD)



FACT SHEET #1

RAD Overview

What is RAD?

RAD stands for Rental Assistance Demonstration. RAD is a tool developed by the U.S. Department of Housing and Urban Development (HUD) to address living conditions in public housing properties. RAD allows public housing authorities to "convert" public housing subsidy into a Section 8 subsidy that is tied to the property. **These fact sheets are intended for residents of public housing properties that may be participating in RAD.**

Why was RAD Created?

Public housing properties across the country need billions of dollars to pay for the repair of broken systems or replacement of outdated appliances. Public housing authorities (PHAs) do not have enough money to keep their public housing properties in good condition and make the necessary repairs. As a result, many public housing residents nationwide have seen conditions at their property worsen.

RAD was created to allow PHAs to access additional sources of funding to maintain, repair, and replace public housing properties. After a RAD conversion, the federal government continues to provide rental assistance through a Section 8 contract and ensures the property remains permanently affordable; residents continue to benefit from the same rights and protections that they had under the public housing program.

What is a RAD Conversion?

A RAD Conversion is the process of changing how the rent subsidy is delivered to a property from the Public Housing program to a Project-Based Section 8 program.

What are PHAs Required to do in a RAD Conversion?

The requirements that PHAs must follow in order for a public housing property to participate in RAD is described in the RAD Implementation Notice published by HUD (PIH 2019-23/H 2019-09). They include:

- **The PHA is required to consult with residents throughout the conversion process and consult with the community and Resident Advisory Board (RAB) through the PHA Plan process.**
- **No resident may be displaced involuntarily. Every resident has a right to remain in the property or to return to the property if temporary relocation is necessary in order to complete repairs or construction.**
- **The PHA is required to show that it is repairing or replacing all broken or outdated items at the property.** While an inspector will identify the items that need to be replaced or repaired, residents are encouraged to communicate known issues directly to the PHA.
- **The public housing units must be replaced one-for-one, with limited exceptions.** This means that generally there must be the same amount of affordable housing after the RAD conversion. HUD allows units to be eliminated that have been vacant for 2 or more years, permits up to 5% reduction in total affordable housing units, and allows housing units to convert to community space for services. However, such reductions are rare.
- **The PHA or a non-profit must continue to own or control the property following RAD conversion.** In most cases the PHA continues to own the property directly. In some cases, the PHA will partner with other affordable housing providers.
- **All properties enter a long-term (15 to 20 years) Section 8 contract that must be renewed each time that it expires.** This ensures that the property will remain affordable permanently.
- **Residents keep the same basic rights from public housing and gain a new right to request a "choice-mobility" voucher.** After living in a RAD property for either 1 or 2 years, a family may request a voucher that they can use to rent a qualifying home of their choosing. With the voucher they will continue to pay 30% of their adjusted income towards rent.

These and many other topics are covered in the remaining fact sheets.

Will I Keep My Rental Assistance?

In a word...Yes. **No resident can be displaced involuntarily or pay an unaffordable rent.**

Residents of public housing developments participating in RAD are guaranteed the right to ongoing housing assistance. All residents will either remain in their property, or if temporary relocation is needed to make repairs, be offered the opportunity to return to the property after repairs have been completed. Residents may also choose to accept an alternative housing option, if offered. **Residents under lease in the public housing program cannot be rescreened when the property comes under a Section 8 contract.**

Will RAD Affect My Rent?

Most residents will not have rent increases because of RAD. Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases.

However, if you are currently paying a "flat rent" in public housing, your rent will transition to a new formula based on the lower of the Total Tenant Payment minus any utility allowance or other rents in the area. If this transition leads to a rent increase, your new rent may be phased in over 3 to 5 years. Under RAD, you will never pay more than 30% of your household's adjusted income towards rent. (For more information, see **Fact Sheet #6: Rent**)

Will I Have to Move?

Most repairs made as part of RAD allow you to stay in your home during construction. However, some apartments and buildings need more extensive repairs that require residents to move out during construction.

In these cases, the PHA will pay for temporary relocation and you will be protected by RAD relocation rules. You will have the **right to return** to the property once construction is completed.

If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a **tenant-based voucher** that you can use to rent a qualifying home you choose and continue paying 30% of your income towards rent. (For more information, see **Fact Sheet #9: RAD and Relocation**)

Will RAD Affect My Rights Under My Lease?

RAD maintains the resident processes and rights under public housing, including:

- Requires lease renewal, except with good cause (For more information, see **Fact Sheet #7: Your Lease**)
- A right to organize and have access to tenant participation funds to support resident organizing and participation (For more information, see **Fact Sheet #8: Resident Organizing and Funding**)
- Procedures for hearing grievances and minimum timelines for being notifed if your assistance is being terminated. (For more information, see **Fact Sheet #10: Resident Grievance and Termination Rights**)
- Continued participation in FSS, ROSS, or Jobs Plus, while funding remains available. (For more information, see **Fact Sheet #11: Family Self-Sufficiency & Resident Opportunities And Self-Sufficiency**)

RAD also gives residents a significant new right to request a tenant-based, "choice-mobility," voucher. (For more information, see **Fact Sheet #12: Choice Mobility**)

Who Will Own and Manage the Property?

Most but not all public housing is owned by a public housing authority (PHA) and most, but not all, RAD converted properties are also owned by a PHA. Sometimes, the owner of the property changes through RAD. However, in all cases RAD requires that a public entity, generally the PHA, or a non-profit retain ownership or control of the property. In some cases, particularly when the PHA is using the Low-Income Housing Tax Credit (LIHTC) program to fund repairs, the PHA may partner with other housing organizations to own the property together. As with some public housing properties today, the PHA may partner with another company, including a for-profit, to manage the property day-to-day.

How Can I Be Involved?

HUD encourages residents and their PHAs to work together during the RAD conversion process. PHAs are required to hold meetings with residents and send notices at various stages in the conversion process to educate residents about RAD and provide updates on plans. Once the RAD application has been accepted, HUD encourages PHAs to hold quarterly meetings with residents. During these meetings, you can **learn about the conversion plans, ask questions, express concerns, and provide comments**. The PHA must submit your comments and its responses to HUD. (For more information, see **Fact Sheet #5: Resident Engagement and Consultation**)

How Will the PHA Ensure Everyone Can Participate in the RAD Process

PHAs must provide adequate notice of meetings and work to reduce barriers to resident participation. For example, by providing childcare or refreshments. Meetings should be convenient (place and time) for residents and accessible to residents with disabilities.

Meeting notifications and materials must be available in accessible formats. PHAs must use effective communication for people with disabilities including providing materials in appropriate alternative formats (Braille, large type, accessible email,etc.), and providing sign language interpreters and assistive listening devices at meetings as needed. Electronic (virtual) or in-home meetings should be offered when needed.

The PHA must provide meaningful access to its programs and activities for people who have a limited ability to read, speak, or understand English. Language assistance may include providing translated notices and oral interpretation of meetings.

Who Can I Talk to if I Have Questions?

You should talk to a PHA representative if you have specific questions about the RAD conversion process and the specific plans for your property. You may also direct any questions to HUD at **rad@hud.gov** and Office of Recapitalization staff will respond confirming receipt and indicating next steps.



Chicago, IL: *A resident enjoys his newly renovated kitchen in the Fannie Emanuel Apartments. The 181-unit senior apartment building was the first RAD conversion by the Chicago Housing Authority.*



3205 E. 37th Street
RAD Informational Meetings

December 9–11, 2025

AGENDA

- **Introductions**
- **RAD Overview**
  - What is RAD and Why Use it?
  - MPHA RAD Experience: Elliot Twins & Spring Manor Comprehensive Rehabs
- **Snellings Comprehensive Rehab**
  - Feedback from July Meeting
  - Construction Planning Next Steps
  - Relocation Considerations
- **What to Expect**
  - Resident Involvement Next Steps
  - RAD Resident Rights at Conversion
- **Questions & Comments**



What is RAD?

Rental **A**ssistance **D**emonstration Program

- RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD)
- Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract
- The Section 8 program makes it easier for MPHA to access money to repair and improve the property & provides for more stable federal subsidy

Why RAD?

The federal government does not provide enough funding to make the improvements that residents of public housing deserve

- Historically, HUD has only provided funding for 10% or less of the actual need
- In 2025, MPHA had over $290 Million in backlogged capital needs and received $20 Million in capital funds from HUD

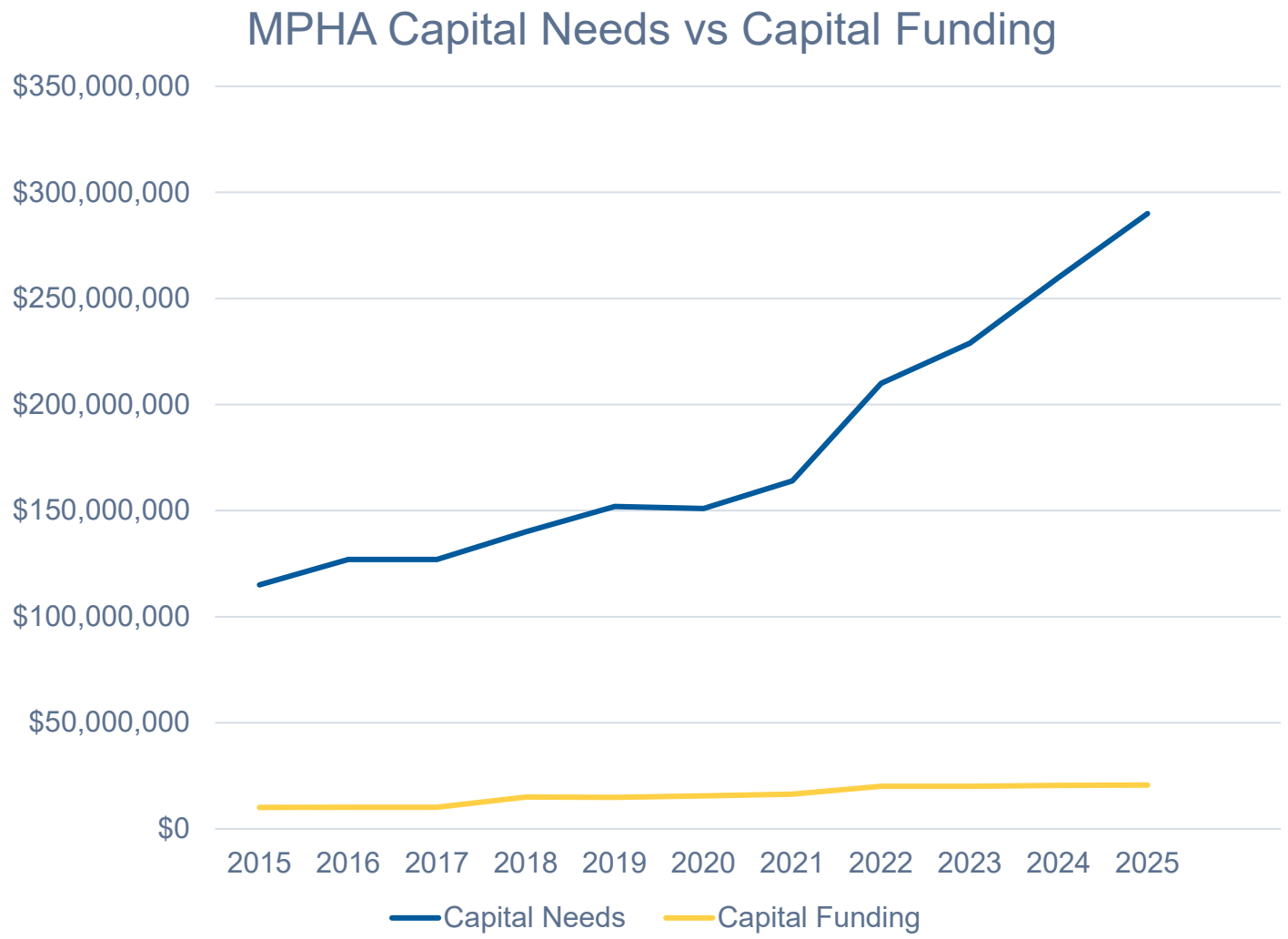
The Snellings have a large capital need

- 3755 Snelling and 3205 37th Street have a combined total of $3.5 million in backlogged needs

RAD allows the agency to utilize funding tools that non-profit housing providers use such as debt, bonds, and low-income housing tax credits

- Using this tools allow MPHA to stretch its capital funds to do more to preserve MPHA's housing and make much needed livability improvements

RAD stabilizes federal funding to the buildings



Elliot Twins Comprehensive Rehab

Utilized the RAD Program

Funding sources included MPHA Capital, Tax Credit Equity and Debt

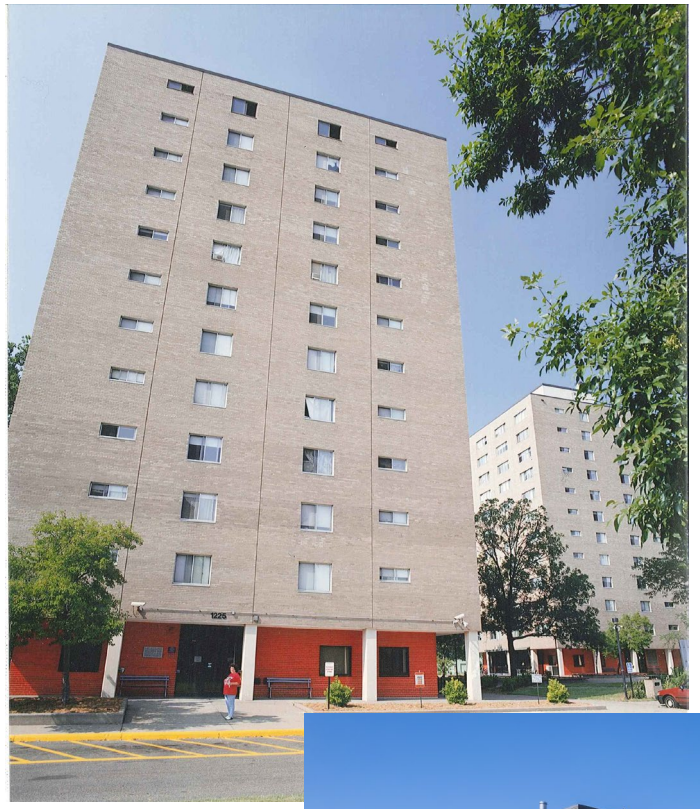
Comprehensive Rehab - $27M Renovation of 174 units

- Added 10 accessible units
- Added 6,000 sq ft building with resident amenities and security enhancements
- Also included new windows, new heating/cooling, new kitchens, bathrooms, and flooring

No permanent displacement. All residents who wanted to stay onsite were able to move to a unit within the property as a part of the construction

Resident Engagement throughout the project

MPHA remains the property manager and operator of the building





Elliot Twins Comprehensive Rehab





Springs Comprehensive Rehab

Utilized the RAD Program

Funding sources included MPHA Capital, Tax Credit Equity and Debt

Comprehensive Rehab - $43M Renovation of 221 units

- Adding 15 accessible units
- Adding 8,000 sq ft building with resident amenities and security enhancements
- Also including new windows, new heating/cooling, new kitchens, bathrooms, and flooring

No permanent displacement. All residents who wanted to stay onsite were able to move to a unit within the property as a part of the construction. All residents who voluntarily relocated off-site have the opportunity to return when construction is complete

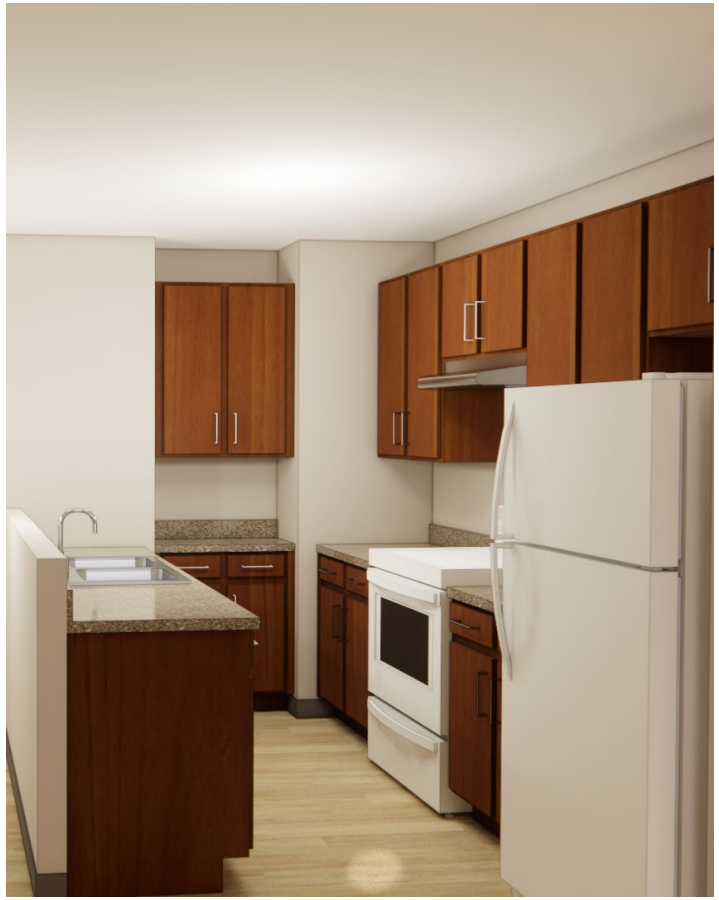
Resident Engagement throughout the project

MPHA is remaining the property manager and operator of the building





Springs Comprehensive Rehab





Snellings Project Improvements

- **Goal:** Develop a construction scope of work to address short- and long-term capital needs of both properties; improve resident experience; ensure long-term operational viability
- **Potential Improvements May Include:**
  - Updated Building Systems (Electrical, Plumbing, Heating, A/C)
  - Apartment Renovations (Kitchens, Bathrooms, Flooring)
  - Energy Efficiency Upgrades
  - New Windows, Roof and Exteriors
  - Updated Indoor & Outdoor Community Spaces
  - Improved Building Security
  - Explore Adding Disability Accessible Units
- **How:** Construction work is planned to be funded through MPHA Capital Funds, the Public Housing Levy, the Publicly Owned Housing Program (POHP) and Debt



Previous Resident Feedback

What we heard from you and your neighbors in July 2025

3205 E. 37th Street

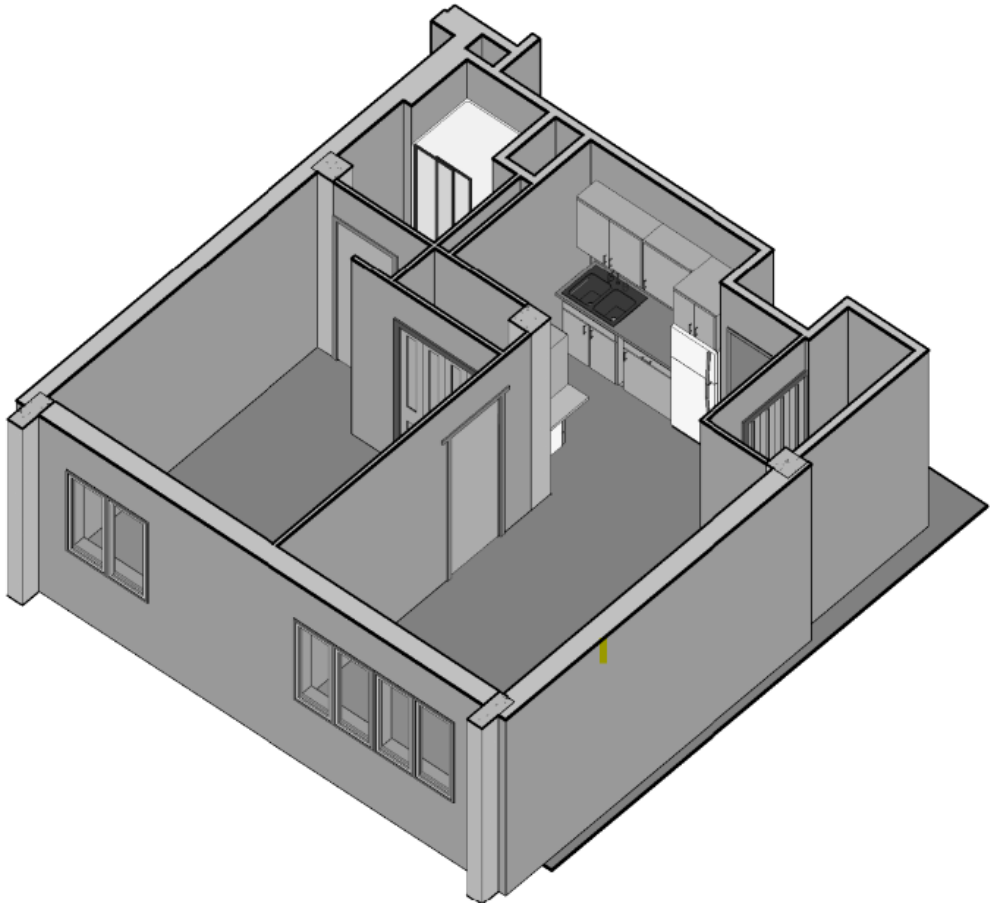
Units:

- Improve ventilation, specifically in the bathroom
- Repair unit walls (seal cracks in walls)
- Repair water infiltration issues
- Install new HVAC system; residents would prefer something similar to central air
- Replace windows to make them more energy efficient

Building:

- Improve building entry system and general building access
- Improve safety features at the building, including installing fencing, improving lighting, adding security cameras and having security officers on-site
- Enhance amenities in first-floor community room; ideas include a fireplace and pool table

We have also gotten questions and heard concerns on resident relocation; a later slide will cover relocation



Construction Planning Next Steps

Investigation & Schematic Design (Now-January 2026):

- Initial testing of buildings and sites to determine preliminary design and scope of work
- Development of preliminary construction approach and planning considerations
- Utilize the Resident Council as a working group to help inform design decisions throughout design process

Design Development (January-July 2026):

- Preliminary plans are reviewed by residents and staff, then revised. Begin process of construction planning and scheduling

Construction Plans / Bidding (July-December 2026):

- Design, development, and construction plans are finalized. Agency begins seeking necessary construction permits and contractor bids

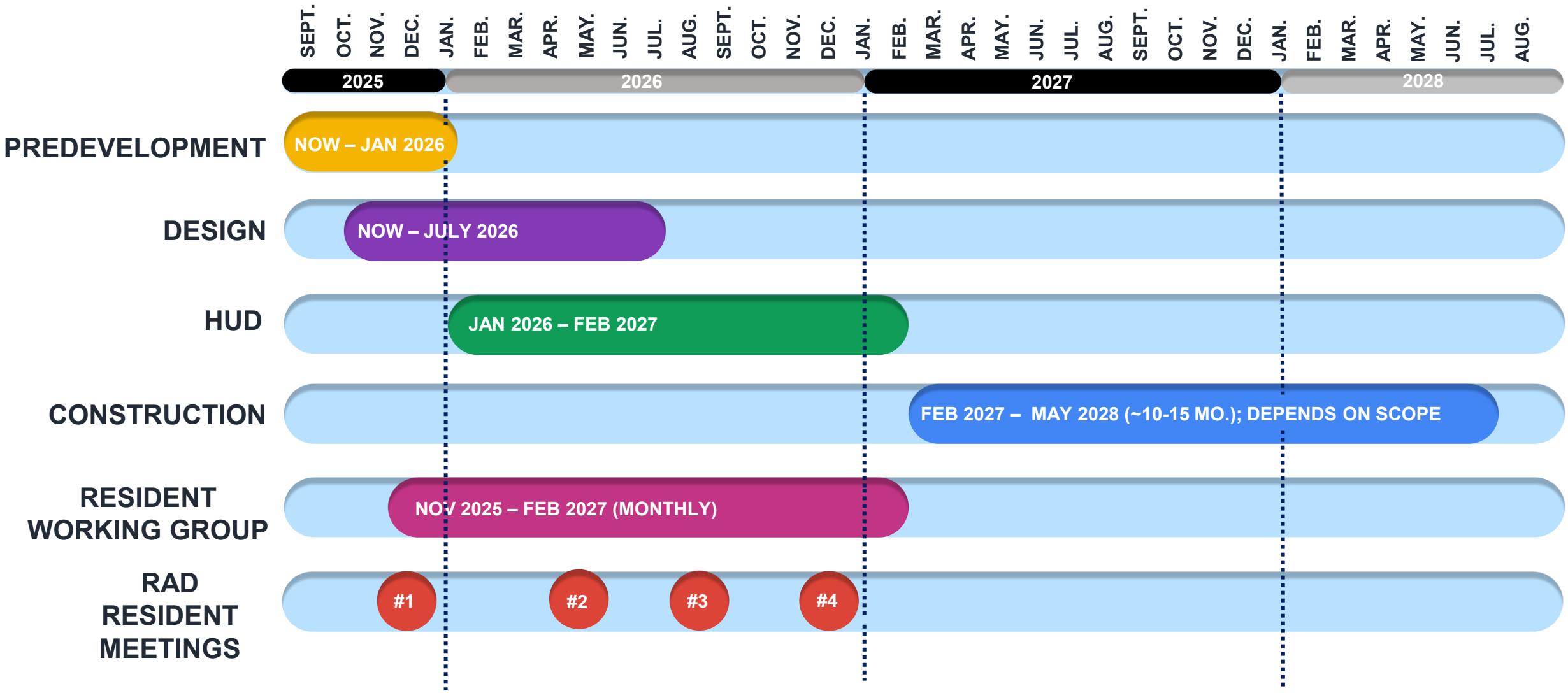
Resident Relocation

- Residents are entitled to numerous relocation protections under RAD
- You cannot and will not be required to move from the building permanently without your consent. If you do decide to move off-site for construction, you have the right to return
- You must retain program eligibility
- Residents must wait for instruction from MPHA staff before relocating. If a resident chooses to move on their own without waiting for instructions from MPHA, they put their protected rights under the RAD program at risk
- As a part of the construction and design planning work with residents, MPHA staff will work with residents to develop a relocation plan that works to minimize disruption in residents' life
- MPHA staff will coordinate logistics, provide hands-on assistance, and cover your moving-related costs
- Relocation is not expected to occur until around **January 2027** - over a year from now!

Resident Involvement Next Steps

- More RAD notices and more meetings:
  - HUD requires more notices and meetings to ensure you understand the RAD process and your rights
- Continued input on design and construction
- Relocation plan review and input

PROPOSED PROJECT TIMELINE



What to Expect Around Conversion

Additional RAD Rights: At the time of conversion (**February/March 2027)**

- Residents will sign a new lease, with similar procedural rules rights for terminations and grievances
- Resident Rents will continue to be calculated at 30% of adjusted gross income
  - In some cases, residents who pay a flat “ceiling” rent may experience a change but can expect those changes to be phased in over time to ensure continued affordability
  - Earned Income Disregard will not change due to conversion
- There will be no resident rescreening because of the RAD conversion
- Can request a Section 8 mobile voucher after living in the project for a year
- The Resident Council will continue to be recognized and funded

Questions & Comments

- Questions on RAD?
- Questions on the Comprehensive Rehab?

Written responses to comments and questions will be available at the Property Management Office



Rental Assistance Demonstration (RAD) Program
Resident Information Notice (RIN)

English
This information is important. If you do not understand it, please call your MPHA representative for free language assistance.

Arabic
للحصول على ترجمة مجانية. (MPHA) هذه المعلومات مهمة جداً. اذا لم تستطع فهمها, من فضلك اتصل على ممثلك في

Aramaic
Hidē madmalle hawi. Ait af ait la bari'a, ait ashtabq bēt lawwat mprana d'alubā pfūthh lḥapya'a alāmda'ya.

Amharic
ይህ መረጃ አስፈላጊ ነው። የማይረዱት ከሆነ፣ እባክዎን ለርስዎ የ MPHA ተወክይ ደውለው ነጻ የቋንቋ እርዳታ ይግኙ።

Hmong
Qhov kev qhia no tseem ceeb. Yog koj tsis to taub, thov hu rau koj tus neeg sawv cev ntawm MPHA rau kev pab txhais lus dawb.

Laotian
ນີ້ແມ່ dນວາyaວะeyaดทิส่ iาต้น. ฯeาหdานฯาาnาบ5ะ๊ใจ, ฆะธดาาโหธ ฯาติ oฒหน MPHA ๔eา หdาน ฒ๊ ๋oaาานqdoยะฯอือ ๐eานพาสา ฬธิ.

Oromo
Odeeffannoon kun barbaachisaa dha. Yoo hinhubattan ta'e, maaloo tajaajila turjumaanaa tola argachuuf bakka bu'a MPHA keessanitti bilbilaa.

Russian
Эта информация важна. Если вы ее не понимаете, позвоните представителю MPHA и получите бесплатную языковую помощь».

Spanish
Esta información es importante. Si no la entiende, comuníquese con su representante de MPHA para que le ayude con el idioma de manera gratuita.

Somali
Macluumaadkan waa mid muhim ah. Haddii aadan fahmin, fadlan la xiriir waiilka MPHA si aad u hesho adeeg luqadda oo lacag la'aan ah.

If you need language assistance or reasonable accommodation due to a disability, contact your Property Manager, Kris McGregor, at (612) 821-2182.

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Snelling Manor Residents

December 1, 2025

Dear Resident,

Since June of 2020 MPHA has utilized HUD's Rental Assistance Demonstration (RAD) program to perform comprehensive rehabilitation of four MPHA buildings – a $27 million renovation of the Elliot Twin towers and an over $40 million renovation of 828 Spring Street and 809 Spring Street. These projects included a full remodel for all the units, adding disability accessible units where possible, replacing aging building systems, and completing energy efficiency improvements. This included in-unit air conditioning for every resident. This transformation also improved resident amenities and upgraded building security.

Now, the agency would like to begin its next RAD project, and staff have identified Snelling Manor (3755 Snelling Avenue) and 37th Street Manor (3205 37th Avenue) as top considerations for similar renovations, with the possibility of adding new units. **But before any project moves forward, staff are scheduling meetings and welcoming all 37th Street Manor residents to attend, ask questions, and share more about what they think should be prioritized in a major building upgrade.**

You are invited to join us in upcoming meetings to learn more about the RAD program, what it achieved at past projects, and what the agency hopes to deliver for Snelling Manor and 37th Street Manor residents, consistent with fair housing and civil rights requirements:

Tuesday, December 9th, 4:00 – 5:00 pm:	3755 Snelling Avenue Community Room
Thursday, December 11th, 10:00 – 11:00 am:	3755 Snelling Avenue Community Room

Please plan to arrive five minutes early to sign-in and get seated.

If you need a reasonable accommodation or language assistance to attend, please contact your Property Manager, Kris McGregor, at (612) 821-2182 by December 3rd to let them know if you need assistance. MPHA will provide reasonable accommodation, language assistance, and answer any resident questions throughout the entire project / construction process.

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- Throughout the RAD process, MPHA will continue to meet with and engage with residents on several aspects of the project, including HUD compliance, relocation and design.
- Upon receiving HUD approval, MPHA will finalize the scope of upgrades, identify builders, architects, and financing tools, and work towards a spring 2027 construction start date.

Rental Assistance Demonstration (RAD)



FACT SHEET #1

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- **The PHA is required to consult with residents throughout the conversion process and consult with the community and Resident Advisory Board (RAB) through the PHA Plan process.**
- **No resident may be displaced involuntarily. Every resident has a right to remain in the property or to return to the property if temporary relocation is necessary in order to complete repairs or construction.**
- **The PHA is required to show that it is repairing or replacing all broken or outdated items at the property.** While an inspector will identify the items that need to be replaced or repaired, residents are encouraged to communicate known issues directly to the PHA.
- **The public housing units must be replaced one-for-one, with limited exceptions.** This means that generally there must be the same amount of affordable housing after the RAD conversion. HUD allows units to be eliminated that have been vacant for 2 or more years, permits up to 5% reduction in total affordable housing units, and allows housing units to convert to community space for services. However, such reductions are rare.
- **The PHA or a non-profit must continue to own or control the property following RAD conversion.** In most cases the PHA continues to own the property directly. In some cases, the PHA will partner with other affordable housing providers.
- **All properties enter a long-term (15 to 20 years) Section 8 contract that must be renewed each time that it expires.** This ensures that the property will remain affordable permanently.
- **Residents keep the same basic rights from public housing and gain a new right to request a "choice-mobility" voucher.** After living in a RAD property for either 1 or 2 years, a family may request a voucher that they can use to rent a qualifying home of their choosing. With the voucher they will continue to pay 30% of their adjusted income towards rent.

These and many other topics are covered in the remaining fact sheets.

Will I Keep My Rental Assistance?

In a word...Yes. **No resident can be displaced involuntarily or pay an unaffordable rent.**

Residents of public housing developments participating in RAD are guaranteed the right to ongoing housing assistance. All residents will either remain in their property, or if temporary relocation is needed to make repairs, be offered the opportunity to return to the property after repairs have been completed. Residents may also choose to accept an alternative housing option, if offered. **Residents under lease in the public housing program cannot be rescreened when the property comes under a Section 8 contract.**

Will RAD Affect My Rent?

Most residents will not have rent increases because of RAD. Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases.

However, if you are currently paying a "flat rent" in public housing, your rent will transition to a new formula based on the lower of the Total Tenant Payment minus any utility allowance or other rents in the area. If this transition leads to a rent increase, your new rent may be phased in over 3 to 5 years. Under RAD, you will never pay more than 30% of your household's adjusted income towards rent. (For more information, see **Fact Sheet #6: Rent**)

Will I Have to Move?

Most repairs made as part of RAD allow you to stay in your home during construction. However, some apartments and buildings need more extensive repairs that require residents to move out during construction.

In these cases, the PHA will pay for temporary relocation and you will be protected by RAD relocation rules. You will have the **right to return** to the property once construction is completed.

If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a **tenant-based voucher** that you can use to rent a qualifying home you choose and continue paying 30% of your income towards rent. (For more information, see **Fact Sheet #9: RAD and Relocation**)

Will RAD Affect My Rights Under My Lease?

RAD maintains the resident processes and rights under public housing, including:

- Requires lease renewal, except with good cause (For more information, see **Fact Sheet #7: Your Lease**)
- A right to organize and have access to tenant participation funds to support resident organizing and participation (For more information, see **Fact Sheet #8: Resident Organizing and Funding**)
- Procedures for hearing grievances and minimum timelines for being notifed if your assistance is being terminated. (For more information, see **Fact Sheet #10: Resident Grievance and Termination Rights**)
- Continued participation in FSS, ROSS, or Jobs Plus, while funding remains available. (For more information, see **Fact Sheet #11: Family Self-Sufficiency & Resident Opportunities And Self-Sufficiency**)

RAD also gives residents a significant new right to request a tenant-based, "choice-mobility," voucher. (For more information, see **Fact Sheet #12: Choice Mobility**)

Who Will Own and Manage the Property?

Most but not all public housing is owned by a public housing authority (PHA) and most, but not all, RAD converted properties are also owned by a PHA. Sometimes, the owner of the property changes through RAD. However, in all cases RAD requires that a public entity, generally the PHA, or a non-profit retain ownership or control of the property. In some cases, particularly when the PHA is using the Low-Income Housing Tax Credit (LIHTC) program to fund repairs, the PHA may partner with other housing organizations to own the property together. As with some public housing properties today, the PHA may partner with another company, including a for-profit, to manage the property day-to-day.

How Can I Be Involved?

HUD encourages residents and their PHAs to work together during the RAD conversion process. PHAs are required to hold meetings with residents and send notices at various stages in the conversion process to educate residents about RAD and provide updates on plans. Once the RAD application has been accepted, HUD encourages PHAs to hold quarterly meetings with residents. During these meetings, you can **learn about the conversion plans, ask questions, express concerns, and provide comments**. The PHA must submit your comments and its responses to HUD. (For more information, see **Fact Sheet #5: Resident Engagement and Consultation**)

How Will the PHA Ensure Everyone Can Participate in the RAD Process

PHAs must provide adequate notice of meetings and work to reduce barriers to resident participation. For example, by providing childcare or refreshments. Meetings should be convenient (place and time) for residents and accessible to residents with disabilities.

Meeting notifications and materials must be available in accessible formats. PHAs must use effective communication for people with disabilities including providing materials in appropriate alternative formats (Braille, large type, accessible email,etc.), and providing sign language interpreters and assistive listening devices at meetings as needed. Electronic (virtual) or in-home meetings should be offered when needed.

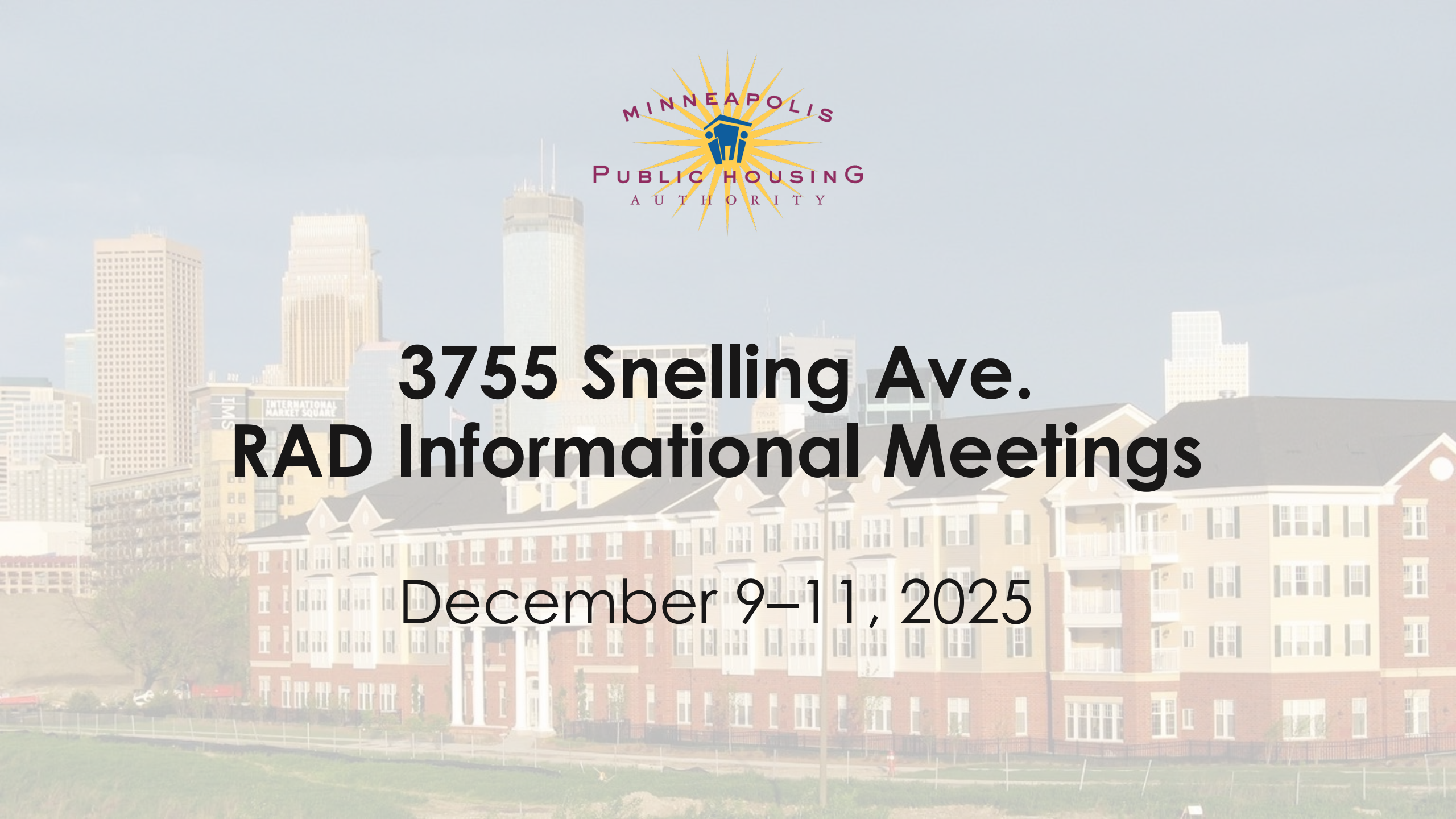
The PHA must provide meaningful access to its programs and activities for people who have a limited ability to read, speak, or understand English. Language assistance may include providing translated notices and oral interpretation of meetings.

Who Can I Talk to if I Have Questions?

You should talk to a PHA representative if you have specific questions about the RAD conversion process and the specific plans for your property. You may also direct any questions to HUD at **rad@hud.gov** and Office of Recapitalization staff will respond confirming receipt and indicating next steps.



Chicago, IL: *A resident enjoys his newly renovated kitchen in the Fannie Emanuel Apartments. The 181-unit senior apartment building was the first RAD conversion by the Chicago Housing Authority.*



3755 Snelling Ave.
RAD Informational Meetings

December 9–11, 2025

AGENDA

- **Introductions**
- **RAD Overview**
  - What is RAD and Why Use it?
  - MPHA RAD Experience: Elliot Twins & Spring Manor Comprehensive Rehabs
- **Snellings Comprehensive Rehab**
  - Feedback from July Meeting
  - Construction Planning Next Steps
  - Relocation Considerations
- **What to Expect**
  - Resident Involvement Next Steps
  - RAD Resident Rights at Conversion
- **Questions & Comments**



What is RAD?

Rental **A**ssistance **D**emonstration Program

- RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD)
- Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract
- The Section 8 program makes it easier for MPHA to access money to repair and improve the property & provides for more stable federal subsidy

Why RAD?

The federal government does not provide enough funding to make the improvements that residents of public housing deserve

- Historically, HUD has only provided funding for 10% or less of the actual need
- In 2025, MPHA had over $290 Million in backlogged capital needs and received $20 Million in capital funds from HUD

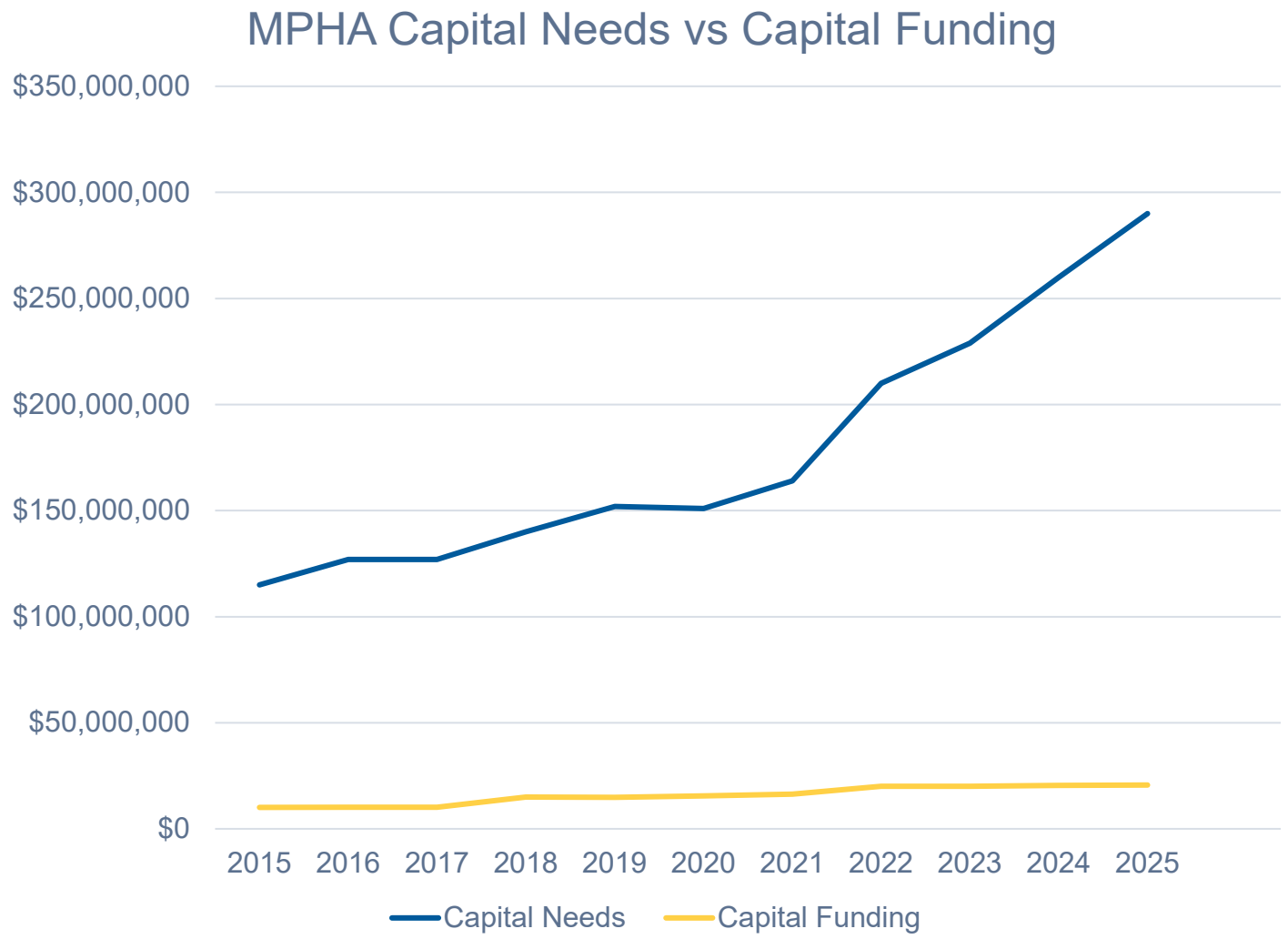
The Snellings have a large capital need

- 3755 Snelling and 3205 37th Street have a combined total of $3.5 million in backlogged needs

RAD allows the agency to utilize funding tools that non-profit housing providers use such as debt, bonds, and low-income housing tax credits

- Using this tools allow MPHA to stretch its capital funds to do more to preserve MPHA's housing and make much needed livability improvements

RAD stabilizes federal funding to the buildings



Elliot Twins Comprehensive Rehab

Utilized the RAD Program

Funding sources included MPHA Capital, Tax Credit Equity and Debt

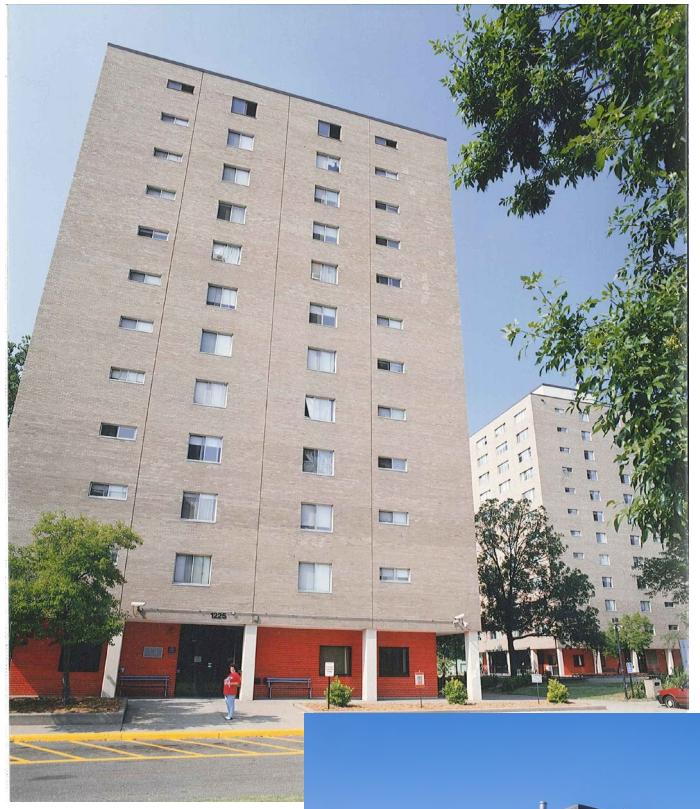
Comprehensive Rehab - $27M Renovation of 174 units

- Added 10 accessible units
- Added 6,000 sq ft building with resident amenities and security enhancements
- Also included new windows, new heating/cooling, new kitchens, bathrooms, and flooring

No permanent displacement. All residents who wanted to stay onsite were able to move to a unit within the property as a part of the construction

Resident Engagement throughout the project

MPHA remains the property manager and operator of the building





Elliot Twins Comprehensive Rehab





Springs Comprehensive Rehab

Utilized the RAD Program

Funding sources included MPHA Capital, Tax Credit Equity and Debt

Comprehensive Rehab - $43M Renovation of 221 units

- Adding 15 accessible units
- Adding 8,000 sq ft building with resident amenities and security enhancements
- Also including new windows, new heating/cooling, new kitchens, bathrooms, and flooring

No permanent displacement. All residents who wanted to stay onsite were able to move to a unit within the property as a part of the construction. All residents who voluntarily relocated off-site have the opportunity to return when construction is complete

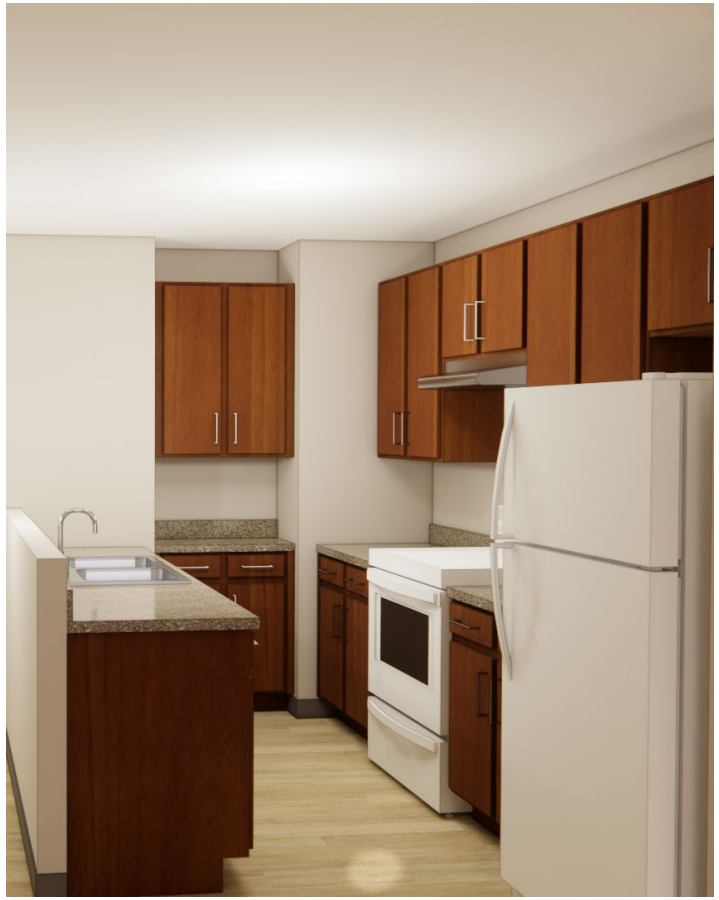
Resident Engagement throughout the project

MPHA is remaining the property manager and operator of the building





Springs Comprehensive Rehab





Snellings Project Improvements

- **Goal:** Develop a construction scope of work to address short- and long-term capital needs of both properties; improve resident experience; ensure long-term operational viability
- **Potential Improvements May Include:**
  - Updated Building Systems (Electrical, Plumbing, Heating, A/C)
  - Apartment Renovations (Kitchens, Bathrooms, Flooring)
  - Energy Efficiency Upgrades
  - New Windows, Roof and Exteriors
  - Updated Indoor & Outdoor Community Spaces
  - Improved Building Security
  - Explore Adding Disability Accessible Units
- **How:** Construction work is planned to be funded through MPHA Capital Funds, the Public Housing Levy, the Publicly Owned Housing Program (POHP) and Debt



Previous Resident Feedback

What we heard from you and your neighbors in July 2025

3755 Snelling Avenue

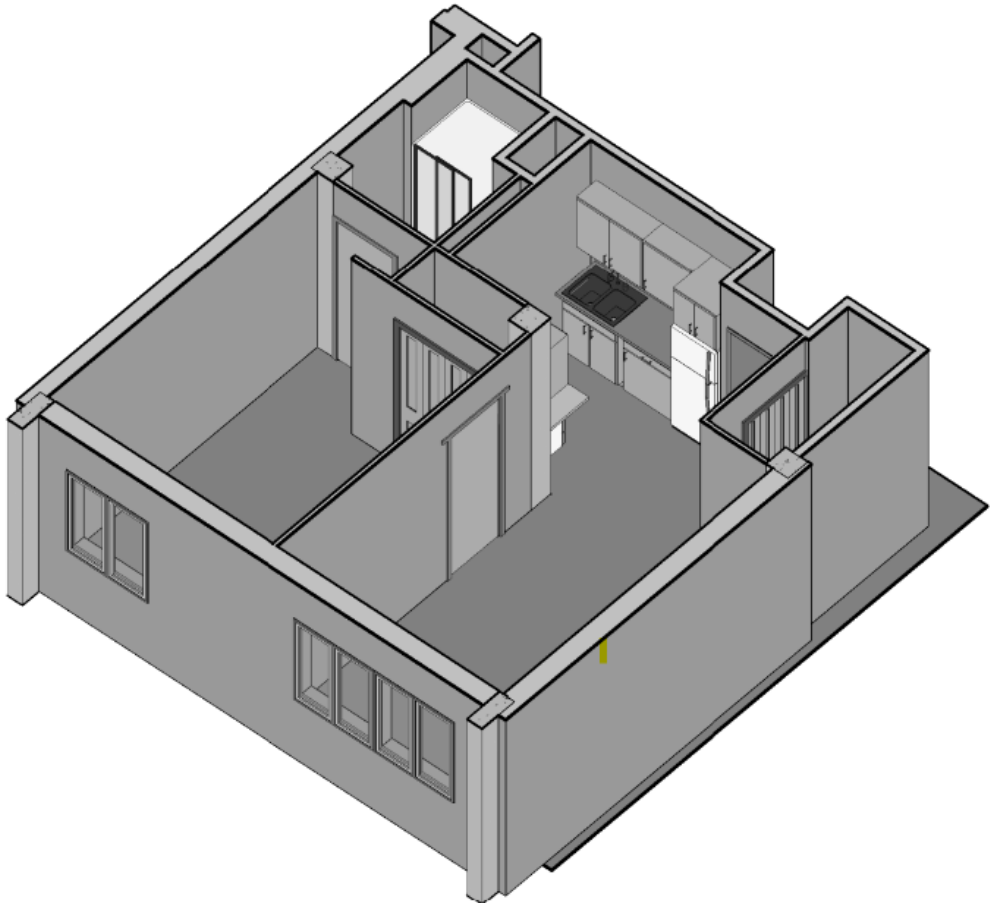
Units:

- Improve ventilation, specifically in the bathroom
- Replace flooring (sometimes warps; would like different coloring)
- Install central air system
- Install new kitchen appliances (stove, refrigerator, etc.)
    - Ensure color continuity between unit appliances
- Install splash guard near range that covers all sides of the stove
- Replace unit doors (prefer not to have hollow core)
- Replace windows to make them more energy efficient
- Improve insulation in unit bedrooms

Building:

- Improve building entry system and general building access
    - Accessibility button don't always work on the front door
- Improve safety features at the building, including installing fencing, improving lighting, adding security cameras and having security officers on-site
- Install better washers and dryers in the laundry room; install a larger washing machine for blankets & bedding
- Install new appliances in the first-floor community kitchen

We have also gotten questions and heard concerns on resident relocation; a later slide will cover relocation



Construction Planning Next Steps

Investigation & Schematic Design (Now-January 2026):

- Initial testing of buildings and sites to determine preliminary design and scope of work
- Development of preliminary construction approach and planning considerations
- Utilize the Resident Council as a working group to help inform design decisions throughout design process

Design Development (January-July 2026):

- Preliminary plans are reviewed by residents and staff, then revised. Begin process of construction planning and scheduling

Construction Plans / Bidding (July-December 2026):

- Design, development, and construction plans are finalized. Agency begins seeking necessary construction permits and contractor bids

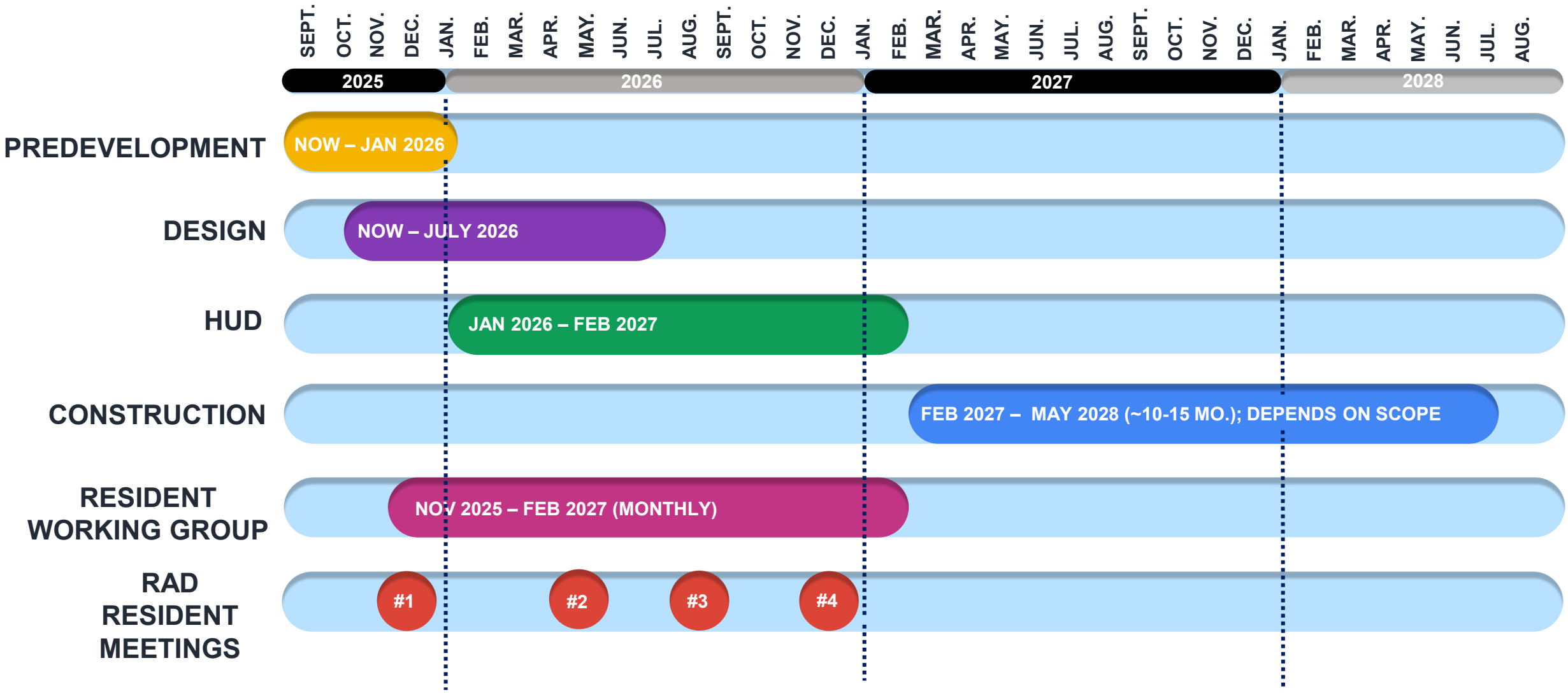
Resident Relocation

- Residents are entitled to numerous relocation protections under RAD
- You cannot and will not be required to move from the building permanently without your consent. If you do decide to move off-site for construction, you have the right to return
- You must retain program eligibility
- Residents must wait for instruction from MPHA staff before relocating. If a resident chooses to move on their own without waiting for instructions from MPHA, they put their protected rights under the RAD program at risk
- As a part of the construction and design planning work with residents, MPHA staff will work with residents to develop a relocation plan that works to minimize disruption in residents' life
- MPHA staff will coordinate logistics, provide hands-on assistance, and cover your moving-related costs
- Relocation is not expected to occur until around **January 2027** - over a year from now!

Resident Involvement Next Steps

- More RAD notices and more meetings:
  - HUD requires more notices and meetings to ensure you understand the RAD process and your rights
- Continued input on design and construction
- Relocation plan review and input

PROPOSED PROJECT TIMELINE



What to Expect Around Conversion

Additional RAD Rights: At the time of conversion (**February/March 2027)**

- Residents will sign a new lease, with similar procedural rules rights for terminations and grievances
- Resident Rents will continue to be calculated at 30% of adjusted gross income
  - In some cases, residents who pay a flat “ceiling” rent may experience a change but can expect those changes to be phased in over time to ensure continued affordability
  - Earned Income Disregard will not change due to conversion
- There will be no resident rescreening because of the RAD conversion
- Can request a Section 8 mobile voucher after living in the project for a year
- The Resident Council will continue to be recognized and funded

Questions & Comments

- Questions on RAD?
- Questions on the Comprehensive Rehab?

Written responses to comments and questions will be available at the Property Management Office



Meeting Minutes – Resident Q&A
RAD Resident Meeting #1
December 9, 2025
3205 East 37th Street

Q: **I have heard that a stipend will be offered to help pay for my move. Is that true?**
A: Yes. For relocation, residents will have the choice to either have movers assist with their relocation, paid for by MPHA, or receive a stipend to move themselves. The amount of the stipend is determined at the federal level and can change annually; it is currently $725.00 for a one-bedroom unit. If you needed to move twice for the project, you would receive the stipend twice – once for each move.

Q: **I have a lot of longer pieces of clothing; would it be possible to have the hanging rods moved higher on the wall, so my clothes don't drag on the floor?**
A: MPHA staff have made note of this request, and we can explore this as part of our design. However, we cannot guarantee this change will be implemented; we have to comply with building code and NSPIRE inspection standards.

Q: **I am concerned about the transition to Section 8, and that my housing is at risk.**
A: As part of the RAD program, the subsidy at the property converts from public housing to Section 8 project-based vouchers. Project-based vouchers are where the subsidy is tied to the unit and the property, similarly to how public housing subsidy is tied to the property. Mobile tenant vouchers, the Section 8 subsidy you may be referencing, is where the tenant receives the voucher and can place it in the private market with a private landlord. That is not the case for this project; here, the subsidy goes to the building and not the resident.

Through this process, you will not be re-screened and will not be permanently relocated outside of the building without your consent. You have rights and protections under the RAD program. The day-to-day operations and management of the building will look very similar to how it looks now after the conversion to project-based vouchers.

Q: **Could I move in with family or go to a hotel during construction?**
A: If you would like to move in with family during construction, MPHA can explore that option with you.

We will not be moving you to a hotel during construction. Our Relocation Coordinator will meet with each of you one-on-one to understand your needs and preferences; this will include your location preferences if you wish to move away from the building during construction. MPHA will work with you to find housing within MPHA's portfolio that meets your needs.

Q: **As part of the project, would you be able to add storage lockers that tenants could rent?**

A: MPHA staff have made a note of this request and can investigate its feasibility as part of the project. However, it is unlikely we will be able to provide this for residents, as it is not a common amenity in MPHA properties and may present challenges for property management.

Meeting Minutes – Resident Q&A
RAD Resident Meeting #1
December 9, 2025
3755 Snelling Avenue

Q: **If my unit is in good condition, will it still need to be renovated as part of the project?**
A: Yes; even if your unit appears to be in good condition, it will still need to be renovated as part of the project. We will likely be working on building systems, including plumbing, electrical and HVAC systems, that may require demo to certain parts of your unit.

Q: **How long will it take to complete the construction of one unit?**
A: At this point in the project, we do not know what our construction plan or schedule looks like. We can share that in similar renovation projects, we have completed the work in stacks; for example, all of the 01 units (201, 301, 401, etc.) will be under construction at the same time. We do this, instead of working on individual units, because we have found that the plumbing runs vertically in a lot of our buildings, so all of the units in one stack would be impacted by this level of construction. We have seen construction on one stack take between three – four months.

Q: **If I move, where will I move to?**
A: MPHA's Relocation Coordinator will meet with each of you one-on-one to understand your needs and preferences; this will include your location preferences if you wish to move away from the building during construction. MPHA will work with you to find housing within MPHA's portfolio that meets your needs.

Q: **Does MPHA provide help with moving?**
A: Yes. For moves, residents will have the choice to either have movers assist them, paid for by MPHA, or receive a stipend to move themselves. The amount of the stipend is determined at the federal level and can change annually; it is currently $725.00 for a one-bedroom unit. If you needed to move twice for the project, you would receive the stipend twice – once for each move.

Meeting Minutes – Resident Q&A
RAD Resident Meeting #1
December 11, 2025
3755 Snelling Avenue

Q: **Would it be possible to add washer and dryer hook-ups to our units? Or provide portable washer and dryers that residents can take up to their units for laundry?**

A: MPHA staff have made a note of this request and can investigate its feasibility as part of the project. However, it is unlikely we will be able to provide this for residents, as it is not a common amenity in MPHA properties, and may present challenges for property management.

Q: **The walkway to the front door is steep; would you be able to add a handrail or ramp to make the front door easier for people in wheelchairs to navigate?**

A: MPHA staff have made a note of this request and can investigate its feasibility as part of the project.

Q: **I have security concerns – people have been rattling doors in the hallways. Is this something that can be incorporated into the project?**

A: Yes; we plan to explore both site and building security as part of the project.

Q: **Are we able to return to our same unit after construction?**

A: We cannot guarantee that residents will be able to return to their same unit after construction is complete. Most likely, residents will be moving into a newly renovated unit on the same floor. Our Relocation Coordinator will work with residents on a one-on-one basis to explain the relocation process and discuss your relocation preferences.

Q: **I would like to remain in the building for construction; it is close to my place of employment.**

A: In MPHA's previous RAD projects, we have been able to accommodate all residents on-site who have wanted to stay during construction. Our Relocation Coordinator will work with residents on a one-on-one basis to explain the relocation process and discuss your relocation preferences.

Q: **I have asthma; would it be better for me to move during construction?**

A: It is entirely up to you whether you would prefer to move during construction or not. There may be some noise and dust in the building during the construction period, so if that is a concern for you, you can talk to our Relocation Coordinator to explore your options. Relocation will not take place until January of 2027, so you have time to decide what relocation option may be right for you.

Q: As part of the project, could you make the closets in the units bigger?

A: We are not planning to change the layout of the units as part of the project, so you will likely have the same size closet that you have now. However, we will try to improve the space so it is more efficient.

Q: Ventilation in the units needs to be improved – when I boil water I get condensation on my ceiling.

A: MPHA staff have made a note of this and can investigate unit ventilation improvements as part of the project.

Q: Will you be doing any work in the building ahead of the project construction schedule?

A: No; we do not have any large-scale improvements or construction planned outside of the project.

Q: Will we get central air as part of this project?

A: We are exploring how we can upgrade the heating and cooling systems in the building; it will most likely not be central air but might look similar. We will explore the options available to us with our architect, engineer and general contractor.

Q: If we want to relocate during construction, can MPHA identify units nearby?

A: Yes; MPHA's Relocation Coordinator will meet with each of you one-on-one to understand your needs and preferences; this will include your location preferences if you wish to move away from the building during construction. MPHA will work with you to find housing within MPHA's portfolio that meets your needs.

Meeting Minutes – Resident Q&A

RAD Resident Meeting #1

December 11, 2025

3205 East 37th Street

Q: **Will you be ripping up the floors in the community room?**

A: We are still working to determine the scope of work but do anticipate renovating the community rooms as part of the project. However, we do not plan on opening the floors on the first floor for extensive underground work.

Q: **Can you provide more insulation between units to reduce noise?**

A: MPHA staff have made a note of this and can investigate ways to mitigate noise between units as part of the project.

Q: **What will relocation look like as part of this project?**

A: At this point in the project, we do not have a relocation or construction plan in place. However, in similar renovation projects, we have completed the work in stacks; for example, all of the 01 units (201, 301, 401, etc.) will be under construction at the same time. We do this because we have found that the plumbing runs vertically in a lot of our buildings, so all of the units in one stack would be impacted by this level of construction. For relocation, we have moved residents out of one or two stacks at a time, renovated the units in those stacks, and then moved neighboring residents into the renovated units. The process then repeats until all stacks and units have been renovated.

January 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: General Contractor/Consultant (GC/C) Services at Snelling Manors

Previous Directives: On September 24, 2025, the Board adopted MPHA's 2026 Moving to Work (MTW) Annual Plan, which outlined the use of HUD's Rental Assistance Demonstration (RAD)/Section 18 tool for the agency's preservation efforts, including at the 3755 Snelling Avenue and 3205 East 37th Street sites. The Board also previously approved the Capital Fund Program (CFP) Plans and MTW Budgets for FY2025/26 as part of the Agency's 2025/26 Moving to Work Annual Plans which noted pre-development funds for the Agency's next high-rise conversion and preservation project.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's January 28, 2026 meeting.

Budget Impact: Fees incurred during the pre-construction phases will be charged to the Capital Fund Program as originally planned/budgeted. MPHA is developing its overall financing strategy for this project but anticipates utilizing a variety of sources including but not limited to MPHA MTW funds, public housing levy proceeds, previously awarded Minnesota Housing Publicly Owned Housing Program cash funds, and debt.

Procurement Review: This Report has been reviewed and approved by the Agency's Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a GC/C Agreement and all related documents with Watson Forsberg Company for the comprehensive renovation of the Snelling Manors.

MPHA is pursuing comprehensive renovation of two sister mid-rises located at 3755 Snelling Avenue and 3205 East 37th Street. Both are five-story mid-rises with 28 apartments, built in the mid-1960's, with nearly identical layouts.

While the scope of work is still currently under development, it's likely to include replacement of and upgrades to existing building systems such as electrical, plumbing, and heating/cooling/ventilation. Exterior façade, window, and roof improvements will also be considered. Apartment renovations may include new flooring, kitchens, bathrooms, finishes and storage as well as reconfiguring at least 5% of the units to become fully handicapped accessible.

Enhanced indoor and outdoor community spaces, resident amenities, and security improvements are also being explored.

MPHA intends to complete a Rental Assistance Demonstration (RAD)/Section 18 conversion at these properties which will allow MPHA to obtain new funding sources to complete these major capital investments. Anticipated funding sources for the project include MPHA MTW funds, public housing levy proceeds, previously awarded Minnesota Housing Publicly Owned Housing Program cash funds, and debt.

Depending on available resources and decisions about the full construction scope, the total hard construction costs may exceed $10 million. MPHA will work through design options and financing strategies through 2026 and is aiming to close and begin construction the first or second quarter of 2027. Updates on the project will be provided on an ongoing basis to the Board of Commissioners.

The project will consist of four phases including design development, bidding, construction, and final documentation.

Design Development Phase

- The GC/C and MPHA's design & development team will collaborate to refine design details through investigative work, constructability analysis, mock-ups, cost estimating and, if necessary, engage in the value engineering process to meet the project design intent while maximizing budget, schedule and phasing.

Bidding Phase

- Bid documents are finalized for all project disciplines.
- Project is bid in accordance to MPHA/HUD procurement guidelines and various funders' requirements.
- Project schedule is established.
- A final Maximum Allowable Construction Cost (MACC) will be negotiated with the GC/C.

Construction Phase

- The GC/C will manage all aspects of construction including onsite coordination and supervision.
- The GC/C will be obligated to deliver the project on time and within agreed-upon MACC agreement.

Final Documentation Phase

- Upon completion of the project, the GC/C will complete processing and transmittal of all final project and accounting documentation.
- The GC/C will complete all necessary paperwork and closeout documents for the various funding sources.
- The GC/C will provide MPHA with operating and maintenance manuals, staff training, as-built drawings, and any other associated necessary supplemental material.

On December 1, 2025, MPHA issued a Request for Proposals (RFP) for GC/C services as outlined above for the Snelling Manors project. MPHA received proposals from five qualified firms:

- Watson-Forsberg Company
- Frerichs Construction Company
- Hamline Construction
- Ironmark Building Company
- Flannery Construction

MPHA formed an evaluation committee to evaluate and rank proposals based on the greatest value to MPHA. Evaluation criteria included proposed project team; qualifications and capacity; experience with projects of similar size and scope; regulatory knowledge and experience particularly with Minnesota Housing and City of Minneapolis funding; the firm's approach to project implementation including past performance in meeting budget and time constraints, etc.; and proposed fees.

After the initial evaluation, MPHA moved to best-and-final offers with the top four firms. Ultimately, Watson-Forsberg Company was the highest-ranking firm, scoring well in their experience, qualifications, and knowledge of affordable housing projects. Watson Forsberg's thoroughness with due diligence during the design development phase and construction implementation approach were also particularly noteworthy. Watson Forsberg has previously completed comprehensive high-rise renovation projects for MPHA and staff is confident they will perform well on the Snellings Manors given their experience and approach to successfully carrying out complex projects.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.

January 28, 2026

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Drew Halunen, Director of Communications & Strategic Partnerships

SUBJECT: Executive Director's Report, January 2026

It has been a chaotic, tense, and heavy time in Minneapolis since the last time MPHA's Board of Commissioners met. In recent weeks, the MPHA leadership team has been focused on ensuring agency team members understand the various employee assistance resources available to them to help manage through fears and anxiety they might be experiencing. We are continuing to work to ensure all team members feel safe and supported at work during this challenging time.

Beyond these challenges, MPHA closed out 2025 with additional clarity on the City of Minneapolis' 2026 investment in the agency. While MPHA will receive the $11 million I reported in last month's Executive Director's report, there was a last-minute change to the structure and funding for the new city-funded Emergency Housing Voucher (EHV) program. Specifically, prior to final passage of the City of Minneapolis' Fiscal Year 2026 budget, the City Council amended the prior EHV proposal of a $1.4 million annual investment, changing the structure to a three-year, $1 million-a-year pilot program.

The agency is ready to deploy this critical resource in partnership with Hennepin County, pending the necessary funding agreement with the City of Minneapolis. Once the City of Minneapolis provides MPHA a funding agreement, the agency will be able to promptly deploy the city-funded EHV.

The other major workstream this past month has been developing, discussing, and aligning the agency's 2026 goals around the strategic plan. For 2026, agency and department leaders' goals will continue to focus on operational excellence and resiliency. I have instructed leaders to focus on maintaining the agency's high-performer status, ensuring thorough compliance with HUD programs and systems, and diversifying state and local funding sources to offset anticipated and realized federal funding losses while.

New this year, I am also asking leaders to modernize agency practices and programs to better match MPHA's current and future operating environment. The agency's work has become increasingly complex in recent years, with a growing number of financial tools, funding sources, and compliance requirements coupled with receding federal funding the agency has traditionally relied on. While we need to continue to pursue and deploy innovative and sustainable HUD tools, programs, and partnerships, we also need to ensure agency structures, budgets, and workforces are right sized to ensure the agency can continue to adapt to these changes and challenges in the years ahead.

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, CEO/Executive Director

SUBJECT: Q4 2025 Strategic Plan Quarterly Update

The final quarter of the year for MPHA is a time to reflect on the challenges faced, as well as the accomplishments made. This year has been full of new hurdles, as well as new successes. In navigating everything the year has brought and what is ahead, its helpful to have the six strategic goals serve as the organization's foundation:

- **Preserve and provide deeply affordable, high-quality housing for Highrise residents.**
- **Build new and expand partnerships with federal, state, and local governments, in addition to philanthropic entities that support MPHA residents and those on the agency's waitlist.**
- **Provide and preserve deeply affordable, high-quality family housing.**
- **Increase supply of deeply affordable housing by at least 150 units per year.**
- **Position MPHA as an employer of choice.**
- **Continuously improve organizational performance to retain MTW status and highest HUD performance rating.**

In the final quarter of the year, the agency broke ground on a new triplex and duplex, enrolled staff in benefits, and strengthened multiple partnerships to better serve residents. As the agency moves into 2026, the strategic plan continues to serve as a key guide for defining annual departmental goals. The following is a summary of accomplishments achieved during the final three months of 2025.

(1.1.3) ***Continue to identify properties that would benefit from the use of HUD and creative financing tools for long-term preservation and property enhancement that benefit residents.*** In October, Minneapolis city leaders joined MPHA to break ground on a new triplex that will replace a vacant single-family home located in the Windom neighborhood. MPHA also broke ground on a duplex that is replacing a single-family home in the Regina neighborhood. These projects are enabled by the Minneapolis 2040 plan and are funded, in part, by the public housing tax levy, and will add more housing for families across the city.

(1.2.3) ***Unify Statement of Policies of Affordable Operations and Housing Choice Vouchers.*** This year's Statement of Policy (SOP) updates aligned definitions between the public housing and voucher programs on the income qualification limits. This update ensures seamless compliance for those households subsidized with project-based vouchers within MPHA's family housing portfolio.

(2.1.1) ***Seek opportunities to securing stable, consistent funding support at every level of government.*** In the 2026 budget, the Minneapolis City Council invested more than $11 million in MPHA programs and activities, including the $5 million annual housing tax levy, $3.6 million in annual funding and $1.4 million in one-time funding for the nationally recognized Stable Homes Stable Schools (SHSS) program, and $1 million in annual funding over the next three years to build a city-funded Emergency Housing Voucher (EHV) pilot to mirror the successful but sunsetting federal program.

Housing Choice Voucher leadership completed several due diligence items for the Bring It Home state vouchers to define the framework of the program. Regulations between the state program and the agency's MTW flexibility need to be aligned to maximize their impact on the Minneapolis community. These new vouchers will support families in finding new homes.

(2.2.0) ***Build awareness of MPHA's work and importance of deeply affordable housing in building sustainable and vibrant communities.*** The agency's "portfolio" section on its website was revamped. All 42 high-rises are highlighted with their specific unit options, on-site resources, and most have digitally staged layouts, with all buildings getting updated interior and exterior photos by the end of Spring 2026. This update aims to showcase MPHA's housing options in a manner consistent with how market-rate housing providers advertise their units.

(2.2.2) ***Regularly highlight MPHA efforts in remaining dynamic to community need, through communication outlets, including professional networks and conferences.*** After more than 30 years of dedicated service at MPHA, Chief Financial Officer Tim Durose was announced as an honoree in Minneapolis-St. Paul Business Journal's CFO of the year awards. Tim has led the agency through complex projects and helped steady the agency's finances. His dedication contributes to MPHA's strong reputation as a national leader in the affordable housing space.

MPHA staff members attended the Council of Large Public Housing Authorities Fall Conference. Staff were able to learn more about federal housing policy and funding challenges shared across the industry, as well as share MPHA's many successes in 2025.

(2.3.0) ***Maximize and leverage partnerships that provide programs and services to residents/participants that increase their quality of life based on their specific needs.*** The Stable Homes Stable Schools (SHSS) staff presented at the 2025 Minnesota Coalition for the Homeless Annual Conference, sharing strategies for cross-sector collaboration and partnership. Furthermore, Brandon Crow, the Director of the Housing Choice Voucher department, presented the SHSS models at the Crown Housing Summit with the Inclusive Economy Lab at the University of Chicago in October to educate others on the program as others look to bring effective programming to their communities.

(2.3.2) ***Identify needs and communicate resources available for residents/participants that MPHA secures through our partnership networks.*** Through Housing Is, a work group of the Conference of Large Public Housing Authorities (CLPHA), a campaign was leveraged to connect families to free internet, to support students' educational success. T-Mobile's Project 10Million provides service to families who qualify for five years.

(2.5.0) ***Advance the work of the Highrise Health Alliance to promote health equity by aligning resources on a yearly basis.*** M Health Fairview and Cub Pharmacy administered 190 flu vaccinations and 147 COVID-19 vaccinations across MPHA high-rises. This effort continues to mitigate service gaps for individuals who encounter barriers to receiving care.

The Highrise Health Alliance, along with partners, celebrated the success of the mini grant program that has resulted in social connection and community building within MPHA high-rises. Mini grant awardees reflected on challenges, positive outcomes, and ways to build on these successes in the future.

(3.1.0) ***In partnership with other entities, finalize and implement approach for stabilizing existing units located in Heritage Park.*** In December, the Owner filed a voluntary Assignment for the Benefit of Creditors, commencing a Receivership. Staff are now working with the Receiver and all partners, including HUD and the City, to determine a viable path forward for Heritage Park.

(3.2.0) ***Build and pursue a plan to identify and attract funding needed for preservation and improvement of scattered sites.*** In October, MPHA participated in a Preservation Framework Roundtable hosted by MN Housing. This opportunity to discuss and review the state's strategies designed to preserve housing with others across the state was a great way to generate ideas on how to leverage resources to best serve the Minneapolis community. The goal of the state-led effort is, "to preserve and sustain affordable housing development organizations, the affordable rental buildings they own, and the housing for the people who live in the buildings today and in the future" by providing recommendations to the Minnesota Legislature in 2026.

(3.5.0) ***Refine options and select approach for preserving and creating deeply affordable, high-quality housing at Glendale.*** In October, MPHA outlined a set of visioning guidelines and action steps the agency will take to begin moving to the next phase of planning for improvements at Glendale. This included retaining a design team – which MPHA did via a competitive process in November/December – to explore the feasibility of rehab and new construction options and how these options can achieve Glendale residents' stated priorities, increase livability of homes, meet modern day housing standards and HUD and other design requirements, and help achieve MPHA goals and further the agency's mission. Staff and the selected design team will continue engaging with Glendale residents to explore these options more fully throughout 2026.

(4.3.0) ***Continue and broaden the use of federal project-based voucher (PBV) rent subsidies for increasing deeply affordable housing opportunities across the city.*** Deputy Executive Director Dominic Mitchell joined partners and city officials to celebrate the grand opening of Agate's new housing shelter and apartment building, Valiance. Twenty-two units are supported through the agency's project-based vouchers to add to the deeply affordable housing options in the community.

(4.7.0) ***Build and strengthen private and public partnerships to expand resources and opportunities.*** Glendale residents joined the Minneapolis Park and Recreation Board to celebrate Luxton Park's building renovations to open Spark'd Studio. This state-of-the-art technology hub allows young residents to build multimedia skills, engage in mentorship with professionals, and expands on the parks diverse offerings to support every child's interests.

(5.0.0) ***Position MPHA as an employer of choice.*** The Human Resources (HR) team hosted its annual health & wellness fair in October. Staff were able to connect with vendors to learn more about the wide array of benefits available to staff, HR also got hands on to help employees navigate open enrollment in-person, while adding a bit of fun with a raffle for attendees!

(6.4.5) ***Conduct outside Information Technology (IT) Security Testing and Evaluation to identify timeline for process improvement.*** Tests on the agency's security system were conducted to evaluate its effectiveness and identify areas of improvement. This ensures the team can be proactive to ensure they have systems in place to handle any situation. An incident response plan was developed to give us standard operating procedures for potential system compromises.

(6.4.7) ***Replace/Upgrade phone system, voicemail, and IVR systems.*** MPHA's Information Technology team migrated all departments to a new phone system. This move was done in stages to ensure no disruption to the daily operations, while investing in technology to ensure longevity in these vital essentials. A more modern phone system gives our agency a reliable method of communication for employees.

(6.6.2) ***Develop and train staff in standard operating procedures and policies consistent to meet compliance standards for new National Standards for the Physical Inspection of Real Estate (NSPIRE) system.*** Property management staff and maintenance team leaders participated in interactive training to simulate the new public housing inspection system. By being proactive in equipping staff with these skills before the implementation deadline, MPHA hopes to achieve continued high-performance standards.

(6.6.3) ***Implement and monitor effective use of new HRIS.*** Employee performance reviews have been submitted following MPHA's transition to a new human resource management system, UKG in 2024, which enabled the completion of reviews for this year. These reviews serve to recognize and appreciate staff for their hard work in upholding MPHA's mission.

Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending December 31, 2025

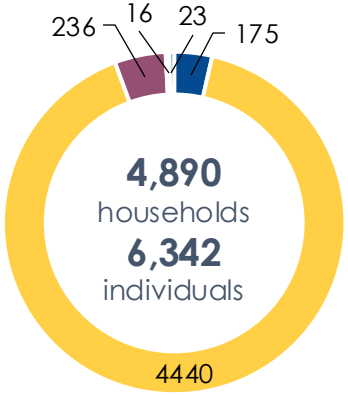
Contents

1. Performance of Operations
   - Public Housing Programs
   - Housing Choice Voucher Programs
2. Building Improvement and Development Projects

**2025 year end final financial results and financial reporting are pending due to year end general ledger closing activities

Public Housing Programs

Occupied Units*

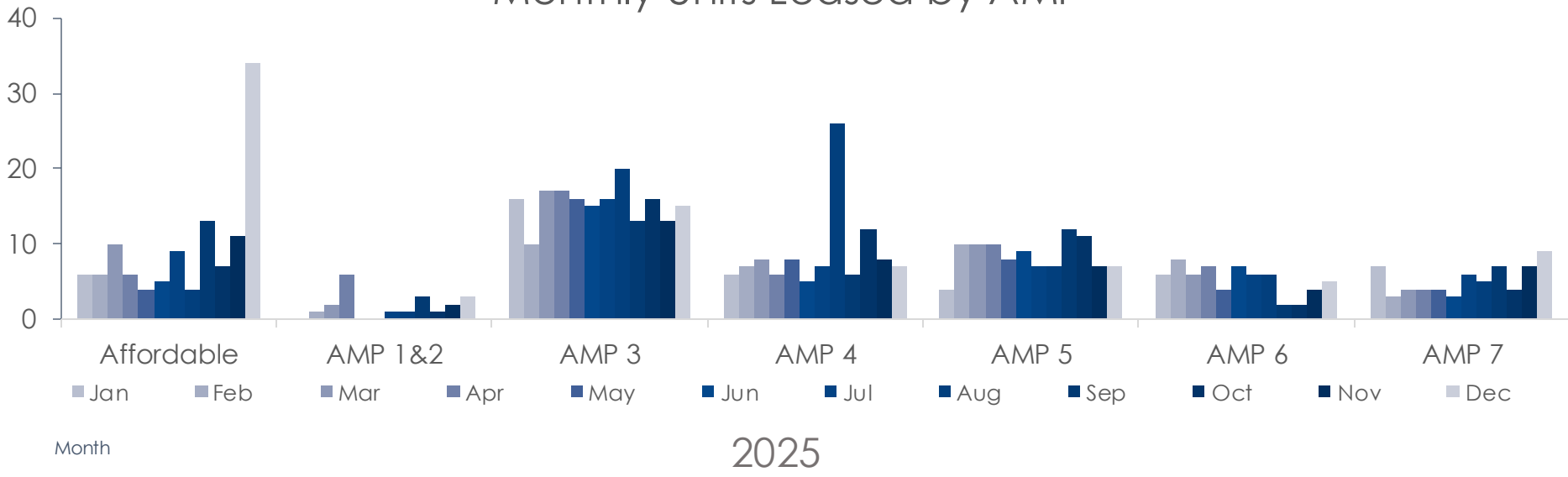


- Glendale
- Highrise
- MHOP
- Minnehaha Townhomes
- Scattered Sites

80
new units leased during month

98%
occupancy

Monthly Units Leased by AMP



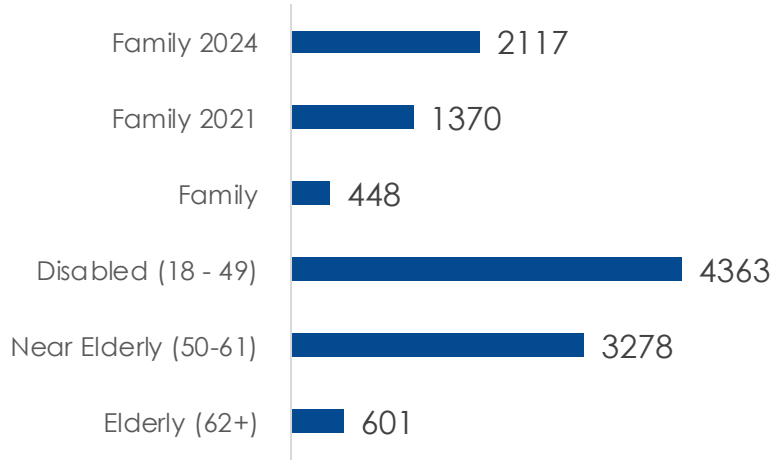
At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

***Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)*

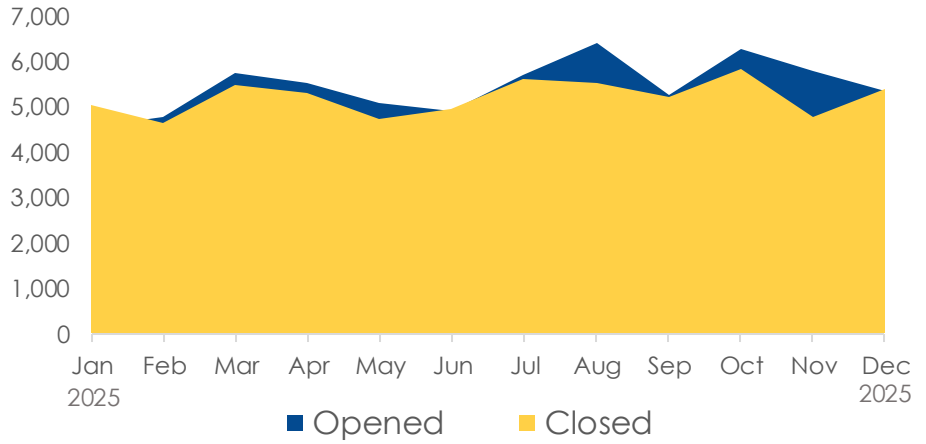
Public Housing Programs

Reason for Vacating Unit	Count
Found Alternative Housing	15
Death	8
Evicted - Non Payment	5
Moving in with or closer to Family	5
Moving Out of Town	4
Illness	3
Skip	2
To Nursing Home	2
Dislikes Neighborhood	2
Dislike Unit	1
Mutual Agreement	1
Other	1
Received S8 Voucher	1

Applicants on Waiting List



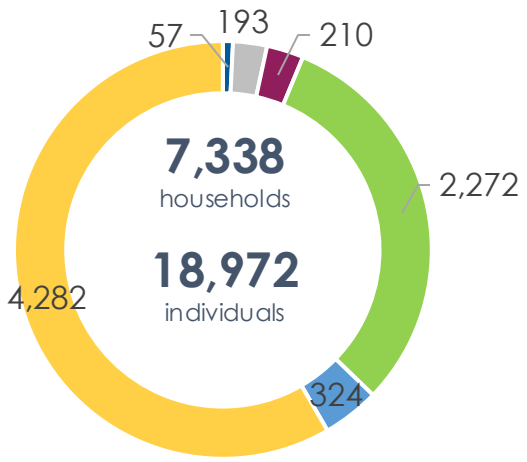
Work Orders Opened and Completed by Month



Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	149	100%	0
Urgent: 1 Day	1494	90%	0
After Hours Non-Emergency: 2 Days	1	100%	0
Important: 3 Days	1206	77%	3
Routine: 10 Days	384	73%	8
Non-Routine: 20 Days	156	83%	11
Pest Control	304	100%	10

Housing Choice Voucher Programs

People Served by Program*

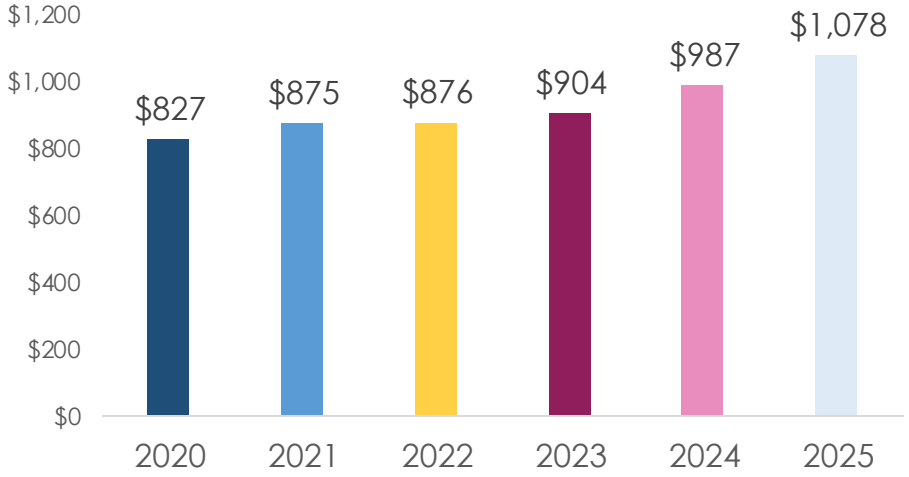


- Sponsor-Based
- Stable Homes Stable Schools
- Mod Rehab
- Project-Based
- FUP and VASH
- Tenant-Based

Family Unification Program and Veterans Affairs Supportive Housing

**Including port-ins and port-outs*

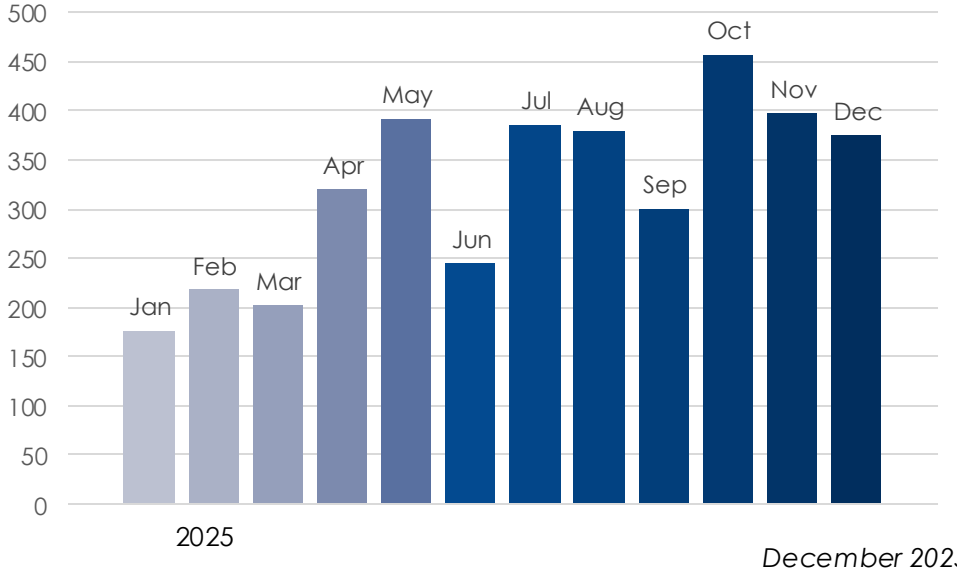
Average Housing Assistance Payment per Unit, Year to Date



Applicants on Waiting List



Annual Inspections Conducted



December 2025

Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR homes	Exterior/structural repairs at 7 homes, deep turns at ~20 homes, radon testing & mitigation (as needed)	Bidding/contracting; deep turn work underway
1515 Park Avenue South	ADA shower replacement	Awarding contract
Cedars Mid-rises	Main electrical switch gear & generator replacement	Planning; POHP due diligence
Horn Towers/314 Hennepin/Fifth Aves	Apt electrical panel replacement	Awarding contract
901 N 4th Avenue	Corridor flooring replacement	Awarding contract
315 Lowry Ave N	Main electrical switch gear & generator replacement	Planning
1707 3rd Ave, 2415 N 3rd, Hiawatha Towers	Roof replacement	Planning
2415 North Third Street	Roof replacement	Planning
1710 Plymouth Ave N	Exterior façade restoration, lower roof replacement	Planning
315 Lowry Ave N	Exterior façade restoration	Planning
1515 Park Ave S	Apartment entry door replacement	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites – TBD	Redevelopment/densification of five sites	Planning/pursuing financing
Snellings (3755 Snelling & 3205 E 37th St)	Conversion & comprehensive rehab	Planning
Glendale Townhomes	TBD – exploring rehab & redevelopment options	Ongoing resident engagement; site studies

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR homes – various scattered sites	2025 improvements: unit modernization at turn	Ongoing
800 5th/3116 Oliver/1717 Wash/2533 1st	Main electrical switch gear & generator replacement	Underway
1717 Washington St NE	Window replacement	Substantially complete
1515 Park Avenue South	Roof replacement	Substantially complete
Cedars Mid-rises	Boiler replacement	Substantially complete
630 Cedar Avenue South	Electrical systems replacements	Underway March 2026
2415 North Third Street	Main electrical switch gear replacement, generator install	Under contract; spring 2026 start
Multiple High-rises	Fire alarm system upgrades	Planning/bidding/underway
1717 Washington St NE	Roof replacement	Contract awarded; spring 2026 start
Fifth Avenue Highrises	Entry vestibule upgrades	Contract awarded
350 Van White Memorial Blvd	Boiler replacement, elevator modernization	Contracts awarded; spring 2026 start

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites	Redevelopment/densification of two sites	Construction ongoing
Spring Manors – 828 & 809 Spring St NE	Conversion, preservation & new unit production	Construction ongoing

Scattered Site/CHR Rehab



- Continue to pursue various funding options to complete major repairs/replacements
- **$1.3M SHORP: All funds expended**
- **$3.65M City of Mpls funds: All funds expended**
- **$5M POHP grant: exterior rehab at ~60 homes complete; advancing additional scope**
- **Deep turns ongoing; 53 completed in 2025**







809/828 Spring Conversion, Preservation & Expansion



- MPHA's next comprehensive renovation utilizing HUD's RAD conversion program; will serve as agency's Faircloth to RAD pilot
- Will address short- and long-term capital needs for both buildings; other potential improvements includes but is not limited to enhanced resident amenities, energy improvements, and adding new units
- **Construction started July 21; 824 addition & first phase of unit modernization underway**
- **First phases of units turned over at 809/828; 824 addition framed/roofed**

Timeline (subject to change)

Construction Underway	824 Spring Addition Weather-Tight	Construction 50% Complete	Construction Complete	Stabilization	Perm Loan Conversion
July '25	Feb '26	Mar '26	Oct/Nov '26	Nov – Mar '27	Apr '27

December 2025

Public Housing Tax Levy – 2024

Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. **Funds fully committed at financial closing 7/10/25.**	$2,371,666*	$1,125,000
Three-Unit Scattered Sites Infill Demonstration Project	Replacing a long-term vacant, high needs 1920's era single family scattered site home with a three-unit development with two fully accessible units, in an Opportunity Area (SW). Fall 2025 construction start.	$750,000	$77,000
Two-Unit Scattered Sites Infill Demonstration Project	Replacing a single-family scattered site home recently lost to a fire with a two-unit development with one fully accessible unit in a non-ACP50 area. Fall 2025 construction start.	$500,000	$0
Highrise Elevator Modernization – 600 18th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	$700,000	$700,000
Highrise Elevator Modernization – 1314 44th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	$550,000	$550,000

Receipt of levy proceeds expected in two installments – mid-year and year-end 2024.
**Revised/reduced to reflect actual collection amount.*

Public Housing Tax Levy – 2025

Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. **Funds fully committed at financial closing 7/10/25.**	$3,500,000	$0
Highrise Window Replacement – 1717 Washington Street NE	Replacement of high-rise windows of 1980's vintage with energy efficient and code compliant assemblies that include fall protection safety features, at an elderly-designated building. Construction underway June 2025.	$1,500,000	$1,500,000

Receipt of levy proceeds expected in two installments – mid-year and year-end 2025.

Community Update

Prepared for the MPHA Board of Commissioners

January 2026 Community Update

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Agency Press Releases/Blog Posts

City of Minneapolis' 2026 Budget Invests More Than $11 Million in MPHA

December 19, 2025

Earlier this week, the Minneapolis City Council finalized the city's 2026 budget, investing more than $11 million in MPHA programs and activities. Included in this funding is the $5 million annual housing tax levy, $3.6 million in annual funding and $1.4 million in one-time funding for the nationally recognized Stable Homes Stable Schools (SHSS) program, and $1 million in annual funding over the next three years to build a city-funded Emergency Housing Voucher (EHV) pilot to mirror the successful but sunsetting federal program.

Along with the new and deepening investments in MPHA residents and program participants, the City's 2026 budget includes a new, ongoing $50,000 investment in the Minneapolis Highrise Representative Council to support the Project Lookout program. Project Lookout is a resident-led neighborhood watch program in MPHA's high-rises.

"I am thankful to Mayor Frey, Councilmember Wonsley, and the entire City Council for deepening the city's investment in MPHA's work to address the city's homeless and affordable housing challenges," **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority.** "Amidst the uncertainty of federal funding for housing and homelessness programs, the City of Minneapolis is boldly investing in MPHA's proven and award-winning programs to meet the needs of our city's residents. A budget is a moral document, and the City of Minneapolis' 2026 budget makes clear its commitment to assisting and investing in our community's most vulnerable residents."

The agency's 2026 housing levy budget helps support several projects, including:

- A scattered site infill project like the agency's internationally renowned Family Housing Expansion Project, albeit on a smaller scale and not using modular construction.
- Comprehensive building rehabilitations at two MPHA high-rises in the Howe neighborhood, coupled with recently awarded funding from Minnesota Housing.
- Pre-development activities at Glendale, including but not limited to paying for professional services like architects, supporting a resident advisory group, and hosting additional community meetings ahead of finalizing a plan for Glendale's future.
- Modernizing elevators and replacing the boiler plant at an elderly-designated high-rise in the Sumner-Glenwood neighborhood.

Beyond the housing levy, the City of Minneapolis' 2026 budget includes a $1.4 million annual funding increase for SHSS (now totaling $3.6 million a year), helping close a funding gap the program has incurred since its expansion in 2023.

In recent years, the SHSS funding shortfall has been covered by one-time city funds previously allocated to support the program when it was a pilot. With the one-time pilot funding reserves nearly depleted, MPHA leaders approached Mayor Frey earlier this summer to request a funding increase to SHSS' $2.2 million annual budget to ensure the program could continue to operate at its current capacity. Mayor Frey included a $1.4 million increase to SHSS funding in his proposed 2026 budget.

In addition to the increase in the program's annual funding, Minneapolis City Councilmember Robin Wonsley led a successful budget amendment to direct $1.4 million in one-time funding to bolster SHSS as well. The increased annual funding and replenishing of SHSS' one-time reserves ensures the program can sustainably operate at its current capacity for years to come.

Councilmember Wonsley also led the effort to continue the city-funded EHV program she and Councilmember Jamal Osman established last year. With the program excluded from Mayor Frey's proposed 2026 budget, Councilmember Wonsley led an effort to amend the budget, initially restoring the $1.4 million funding for the program. The City Council later amended this proposal, changing the structure to a three-year, $1 million-a-year pilot program.

With funding for the EHV program restored, the agency is prepared to deploy this critical resource in partnership with Hennepin County, pending the necessary funding agreement with the City of Minneapolis. The agency needs a funding agreement before the agency can start billing against the appropriated funding and execute the program as visioned. Assuming a funding agreement is promptly reached, the agency anticipates deploying the city-funded EHV in early 2026.

###

MPHA Makes Progress on Five-Year Strategic Plan in 2025

January 6, 2026

In 2023, the MPHA Board of Commissioners approved a five-year strategic plan to guide the agency's work through 2027, outlining a detailed plan with six primary goals. The plan reflects four main priorities: people, preservation, production, and partnerships. These priorities are at the core of the plan's strategies and actions.

In 2025, the agency made considerable progress towards its six goals. Here are some 2025 progress highlights:

Goal #1: Preserve and provide deeply affordable, high-quality housing for high-rise residents. The agency worked towards this goal with three major projects: breaking ground on the largest public housing redevelopment in city history, investing millions in high-rise repairs, and renaming a building to honor a long-time community advocate.

- In August, MPHA broke ground on the Springs Manor redevelopment project, the largest public housing redevelopment in city history. The estimated $78 million project will preserve 221 units while constructing a new four-story building with 15 deeply affordable and disability accessible units.
- In 2025, MPHA invested more than $20 million in repairs across its high-rises. Major projects included electrical system upgrades, boiler system replacements, roof and window replacements, fire protection system upgrades, elevator modernizations, exterior façade restorations, and security improvements.
- In February, MPHA renamed the Sibley Triangle Apartments (616 Washington Street NE) to the Alice M. Geronsin Apartments in honor of long-time resident and community advocate Alice Geronsin. In August, residents, staff, and community leaders gathered to celebrate the renaming of the building, unveil new building signage, and remember Alice's life together. Building residents led the effort to get the building renamed after Alice passed away in 2024, recognizing her unwavering dedication to improving the quality of life for her fellow residents.

Goal #2: Build new and expand partnerships with federal, state, and local governments, in addition to philanthropic entities that support MPHA residents and those on the agency's waitlist. MPHA made progress on this goal through the Highrise Health Alliance's mini grant program, Pathways to Success Program, and new funding for Stable Homes Stable Schools.

- The Highrise Health Alliance created a mini grant program aimed at strengthening social connection between residents. All told, residents used grant funding to host more than 25 community building projects and events in 2025.
- MPHA celebrated the first MPHA family to successfully achieve homeownership through MPHA's new Pathways to Success partnership. The partnership connects MPHA families with Twin Cities R!SE to deliver career readiness training, PRG, Inc. to provide specialized financial coaching and credit remediation services, and Twin Cities Habitat for Humanity to connect families with homeownership education, financial coaching, and homebuying tools.
- In 2025, the Stable Home Stable Schools (SHSS) received new one-time and ongoing funding. Mayor Frey included a $1.4 million annual increase to SHSS funding in his proposed 2026 budget to cover a funding gap on an ongoing basis. One time investments include a $900,000 grant from Minnesota Housing as part of a $1.5 million Homework Starts with Home grant to

Hennepin County, a $350,000 Pohlad Family Foundation grant to support SHSS' housing stabilization programming, and most recently Minneapolis City Councilmember Robin Wonsley led a successful city budget amendment to direct $1.4 million to SHSS.

Goal #3: Provide and preserve deeply affordable, high-quality family housing.
The agency advanced this goal with three key accomplishments: breaking ground on new multiplexes, repairing 100 family homes with the help of state funding, and establishing a vision and action steps for the future redevelopment of Glendale.

- In October, MPHA broke ground on a new triplex and duplex. The triplex will include two four-bedroom, two-bathroom units and a two-bedroom, one-bathroom unit. The duplex will include a four-bedroom, two-bathroom unit and a two-bedroom, one-bathroom unit. Both multiplexes replace MPHA-owned single-family homes and will be all-electric and energy efficient, including rooftop solar arrays.
- This year, with the help of state funding, MPHA invested more than $4.3 million to repair its portfolio of nearly 800 deeply affordable family homes. The agency completed major exterior enveloping renovations at 65 homes and "deep turns" at 35 more. With 100 newly renovated homes, MPHA is better equipped to serve families for generations to come.
- MPHA held numerous Glendale community meetings in 2025 to learn more about how residents feel about their homes and to discuss the current challenges associated with the capital backlog at Glendale. In October, MPHA outlined a set of visioning guidelines and action steps the agency will take to begin moving to the next phase of planning for Glendale. MPHA will finalize and announce the plan for Glendale's future in 2026.

Goal #4: Increase supply of deeply affordable housing by at least 150 units per year.
Working to increase the supply of deeply affordable housing in Minneapolis, MPHA supported several affordable housing developments with Project-Based Vouchers (PBV) and broke ground on its own new units. Rather than the traditional tenant-based Housing Choice Vouchers awarded to an individual or family, PBVs sit with physical building units. This provides developers a long-term source of revenue and takes the burden off individuals needing to secure their own housing and instead creates a pipeline of subsidized units across the city.

- In 2025, the agency awarded 35 PBVs. Additionally, 179 PBVs awarded in prior years came online, meaning the units were constructed and individuals or families are living in them. MPHA staff attended various PBV groundbreakings and grand openings, including the Native American Community Clinic bringing 83 affordable housing units to the American Indian Cultural Corridor.
- Additionally, MPHA broke ground on the Spring Manor redevelopment and two multiplex family unit projects which will bring 18 new deeply affordable and disability accessible units.

Goal #5: Position MPHA as an employer of choice.
The agency made progress on this goal by hosting employee trainings and ensuring employee benefits are maintained.

- MPHA hosted employee trainings on Microsoft Office applications, inspection standards, human resource practices, after-hours protocols, Yardi data management, and property management.
- MPHA completed union negotiations with American Federation of State, County and Municipal Employees (AFSCME) regarding pay and Local 363 regarding fair working conditions to ensure employees are well compensated and supported. With more than 80 percent of MPHA team

members represented by a labor union, the agency leadership is proud of the strong working relationship it maintains with the various unions.
- Additionally, MPHA effectively transitioned its Health Reimbursement Arrangement and Voluntary Employees' Beneficiary Association benefit provider to maintain the benefit for employees.

Goal #6: Continuously improve organizational performance to retain MTW status and highest HUD performance rating.

The agency advanced this goal by reporting clean financials, maintaining compliance with HUD standards, training staff on new processes, and ensuring our information security system is secure.

- The agency reported clean financials. This builds upon years of zero audit findings and the highest confidence from the independent auditor.
- Additionally, in HUD's 2024 compliance report, the agency exceeded all five Moving to Work (MTW) statutory requirements. These measures ensure the agency is serving very low-income households, has set a reasonable rent policy, serves substantially the same number and mix of households since becoming an MTW agency, and maintains Housing Quality Standards.
- To maintain a high standard of customer service, MPHA hosted continuing education training sessions for team members throughout the year focused on inspection standards, after-hours protocols, property management, Rental Assistance Demonstration Project-Based Vouchers, and Microsoft programming.
- MPHA's Information Technology team utilized a third-party to test the strength of the agency's security system. This proactive approach helped identify areas of improvement to reduce risk.

###

What's in the budget deal struck between Mayor Frey and Minneapolis City Council? (Bring Me The News)

By Bring Me The News Staff
December 17, 2025

Following months of negotiations, Minneapolis Mayor Jacob Frey and the city's Council members have reached a budget deal.

The $2 billion amended budget was passed in a 11-0-1 vote on Tuesday. Frey signed the measure alongside Council Vice President Aisha Chughtai.

Ward 13 representative Linnea Palmisano lauded Chugtai's negotiating efforts, which ultimately avoided a mayoral veto.

"Your actions today speak loudly for how you wish to operate in this working relationship called local governance," said Palmisano.

But not everyone was happy about the deal. Ward 2 Council Member Robin Wonsley blasted Chugtai, her fellow Democratic Socialist and frequent council ally, calling out a perceived lack of transparency in the amendment process.

"I am incredibly disappointed Council Vice President Chugtai and Council Member [Jeremiah] Ellison chose to spend the last 48 hours in closed door negotiations with Mayor Frey to undermine that very budget that Council unanimously adopted," said Wonsley, likening the process to a "backroom deal."

Wonsley ultimately left the meeting as Ellison spoke, and did not vote on the budget's amendments.

Divisive areas in the amended budget involved emergency housing vouchers for the unhoused, the establishment of a non-fatal shooting task force, and an earmark for civilian Minneapolis Police Department investigators.

Members had agreed to use $1 million of MPD's budget to fund the vouchers, but an amendment restored the funding to MPD and avoided cuts to city staff. Instead, the general budget will fund the vouchers for 3 years as part of a pilot program.

The approved budget also provides funding for the city to comply with the federal consent decree and state settlement agreement pertaining to changes within MPD following the murder of George Floyd, and creates two new positions in the department's implementation unit.

It also continues the Stable Homes Stable Schools, the Affordable Housing Trust Fund and the Minneapolis Public Housing Authority. It plans to use opioid settlement funds to launch a Mobile Medical Unit, expanding access to Narcan vending machines, and support hospital-based intervention programs for overdose survivors, according to the Mayor's office.

The Ownership and Opportunity Fund is also funded with this budget, which helps minority and immigrant business owners. It also sets aside money for Vibrant Downtown Storefronts and Nicollet Mall "activation," and the Uptown and Lake Street neighborhoods through small business support programs.

Much of the efforts will be funded through an 8% property tax levy, which was approved by city council earlier this month.

###

Eviction filings may reach statewide record in 2025 (Pioneer Press)

By Frederick Melo
January 4, 2026

On a recent Friday in late November, Eric Hauge spotted a wave of new eviction filings across Minnesota, many but not all of them related to public housing authorities in the Twin Cities.

“We saw 246 cases filed in a single day,” said Hauge, co-executive director of HOME Line, which tracks court-based eviction filings statewide and provides free legal advice for renters. “We haven’t seen anything like that since before the pandemic.”

Of those filings, 74 traced back to the St. Paul Public Housing Agency, and some were for as little as $300 in unpaid rent. Hauge called that startling, given that court filing fees alone cost just as much. Across the river, the Minneapolis Public Housing Authority had as of Dec. 1 executed more than 100 evictions for the year, more than double the total from 2024.

“As a federal housing authority, we are prohibited from waiving old back rent,” explained Drew Halunen, a spokesperson for Minneapolis Public Housing, in an interview.

While MPHA has created an internal team to help direct tenants to rent assistance, the state has sunset a major rent-help program and Hennepin County has tightened eligibility and individual spending limits on others, even as it has put more money toward emergency rent relief.

‘Record level’

For St. Paul Public Housing, most eviction filings do not result in an actual eviction, noted Sean Whatley, general counsel for the agency. In terms of actual writs of removal, “we’re on track this year to be at or less than we were last year,” he said.

That’s still a large number for actual evictions. Organizations that monitor residential eviction filings say they expect 2025 may set or approach statewide records, with most of the court filings stemming from both public and private housing providers throughout the Twin Cities, the center of the state’s rental housing stock.

“We continue to hear from the court that filings are at a record level, and our case numbers certainly reflect that, as well,” said Heather Mendiola, lead housing attorney for Southern Minnesota Regional Legal Services, a legal aid nonprofit based in St. Paul.

Hauge and others in the industry say the economy likely plays the largest role in the uptick, as rent increases continue to outpace income gains. With federal pandemic relief aid expended by early 2023, some public housing agencies turned to county programs for assistance in helping them offer rent relief to vulnerable tenants, but that’s gotten harder to do as demand climbs and counties face their own financial stresses.

On top of that, Hauge said landlords that owned property during the pandemic seem to file more often and perhaps quicker than before, with some expressing a lack of trust toward tenants after negative experiences. More attorneys appear to be treating evictions as a business opportunity, and technology

plays a role, as online hearings make it possible for lawyers to handle different cases in multiple counties on the same date.

State cuts to social service providers may factor in, as well, following recent federal fraud investigations into Minnesota's Medicaid-backed services. Another possible explanation: a growing percentage of corporate or out-of-state landlords with no personal connection to their tenants have fewer qualms about proceeding to eviction.

"It's a tough thing to track and share a coherent story with confidence," said Will Lehman, Hennepin County's area manager for homelessness prevention, "but certainly it's related to economics — 90% of evictions are due to non-payment of rent."

Taking a different tack, Cecil Smith, president and chief executive officer of the Minnesota Multi Housing Association, which represents apartment owners, noted that an uptick in filings doesn't necessarily translate to a major increase in evictions, and that the numbers need more analysis.

Vacancies are relatively high compared to previous years, so if anything, he said, landlords have a financial disincentive to remove tenants and increase turnover.

For filings, "the numbers are higher," Smith acknowledged. "It's been that way ever since the eviction moratorium ended. They went to a new base level. The eviction moratorium changed things — it changed renter behavior. … People got used to not paying rent and the government stepping in and filling the gap."

'I had exhausted all the resources'

Employee turnover also could play a role. Tenants at St. Paul Public Housing's Valley Hi-Rise on University Avenue in downtown St. Paul are expected to pay about 30% of their income toward monthly rents. For seven months while she was out of work, Ivy Ana reported her income as zero, but the rent bills kept coming. So did the public housing authority's eviction notices, which she successfully fought in court three times.

"They were charging me $600 or $700 per month. I was applying to different programs, but I had exhausted all the resources," said Ana, who found work in 2025 as a paraprofessional at a charter school.

"It's been a hassle with St. Paul Public Housing," she said. "I've done everything they asked me to do. They asked to report a job starting or stopping within 10 days. I've done that, but they have such a high turnover of property managers. … You had almost 12 months of paper trail of me providing the documentation they asked for."

Her latest court appearances took up every Thursday in October and November through Nov. 21, exhausting her paid time off at work, but Ana said the case ended in her favor, with the housing agency owing her money and the legal filings expunged.

"When we work with a client, we do our best to incorporate into the settlement record an expungement, and end the case with that record no longer being public," Mendiola explained.

Her situation is not unique. Hauge said that prior to 2020, Minnesota averaged about 15,000 eviction filings annually. State and federal eviction moratoriums instituted during the pandemic had fully expired by mid-2022, when cases began to climb toward new records, and not in a good way.

This year, "we're above 23,000 cases," said Hauge, toward the end of November. "We've never seen that many eviction filings before. … Prior to the pandemic, we averaged about 15,000 cases per year. We're well over 30% greater."

Another data source, Princeton University-based Eviction Lab, cites slightly lower numbers, in the vicinity of 21,000 statewide filings as of Dec. 1, but Hauge points out that Eviction Lab uses a court-based data file that does not include cases that have been expunged.

Tenant protections

HOME Line advises more than 20,000 renters annually over the phone or by email on any kind of question related to disputes between tenants and landlords. During the pandemic, renters began inquiring about financial assistance in record numbers, leaving his agency at a loss for how to best respond.

"That is not really a legal question. We're not really set up for that," Hauge said. "This year, we're over 1,100 requests, probably a 40% increase in clients asking about financial assistance, and that's not really our role. I wish we did have emergency assistance to hand out."

The state, as well as individual cities and counties, has instituted a handful of changes aimed at helping renters. Among them, said Hauge, Minnesota last year finally caught up to most other states in requiring a pre-eviction notice, forcing landlords to inform tenants 14 days before they open an eviction court file. The notice includes referrals to potential rent help.

"It's meant to provide an expedited procedure for the tenant to secure funds, but there's just not enough emergency rental assistance out there," he said. Still, the advance notice could help a tenant avoid wracking up a legal history, which can make finding another apartment difficult. "They can just vacate if they don't want that on their record."

Minneapolis and St. Louis Park have expanded the 14-day notice to 30 days, and St. Paul's 30-day requirement will take effect May 14, alongside a series of additional citywide tenant protections, including new rules around security deposits and screening criteria. In addition, St. Paul recently launched a $1 million effort to provide landlords with up to $2,500 in one-time grants to cancel out evictions in progress.

St. Paul's Emergency Rental Assistance and Eviction Prevention Program, which opened Nov. 12, has received 520 applications as of mid-December, and the city's Planning and Economic Development Housing Team receives, on average, 56 phone calls and 78 emails daily about the program, said City Council Member Cheniqua Johnson, who was instrumental in launching the effort.

Johnson, whose East Side district is generally the epicenter of evictions in St. Paul, said the average request for assistance for individuals who have court dates scheduled is more than $4,200, which far exceeds the $2,500 aid cap. For those without court dates, the average request is about $2,300.

“It is anticipated that all of the fiscal year 2025 appropriated funding will be expended before the end of the year,” said Johnson, in an email.

The city has allocated another $1.3 million toward the program in 2026.

St. Paul Public Housing Agency eviction filings

Officials with public housing agencies in St. Paul and Minneapolis note that a relatively slim percentage of eviction filings actually result in writs, or final court orders for a tenant to be removed by law enforcement. An eviction filing is often used as a procedural step — still far more serious than a written warning — after other efforts have been exhausted.

The St. Paul Public Housing Agency owns and manages more than 4,200 affordable rental units throughout the city, from townhomes to affordable apartments and scattered-site housing.

For fiscal years running from April 1 to March 31, there were 271 SPPHA eviction filings for nonpayment in fiscal year 2024, resulting in 48 evictions, for an execution rate of about 18%. In fiscal year 2025, there were 393 filings for nonpayment, resulting in 66 evictions, for an execution rate of about 17%. In the current fiscal year, there have been 191 filings from April 1 to Dec. 1, resulting in 43 evictions to date, an execution rate of about 23%.

Officials with St. Paul Public Housing say they expect the 2026 fiscal year to end up somewhere between 2024 and 2025 in terms of eviction volume.

Project-based assistance

In 2020, St. Paul Public Housing completed a “rental assistance demonstration” conversion, shifting most of its public housing units into the U.S. Department of Housing and Urban Development’s project-based rental assistance program, which directs federal housing funding to a particular location, as opposed to a tenant. The project-based rental assistance limits the agency’s ability to consider rental history, or lack of rental history, when determining rental eligibility.

The conversion to project-based assistance happened just before the pandemic, so some of the practical effects of the new screening rules were not immediately apparent, according to officials, as COVID-related protections halted evictions for nonpayment for two years. Even when those two years were over, the agency had to sort through a backlog of cases.

“We are only now beginning to see what our ‘normal’ post-(conversion) eviction patterns look like, and it is still too early to draw firm conclusions about long-term trends,” said Whatley, the agency’s general counsel.

Whatley said staff work at length with residents to “resolve balances, establish payment agreements and prevent displacement wherever possible. A court filing is the last step in a long progression of outreach and problem-solving, not an indicator of a shift in PHA philosophy or approach.”

Minneapolis Public Housing Authority eviction filings

The Minneapolis Public Housing Authority, which at over 6,000 housing units constitutes one of the largest landlords in the state, executed 107 eviction writs for the year through early December, more than

double the 39 eviction writs executed in all of 2024. About 20% of its 544 eviction filings this year proceeded to an actual eviction, up from less than 9% last year.

Officials say that increase has rolled out despite their best efforts to avoid it. During the pandemic, MPHA launched an internal housing stabilization team dedicated to connecting residents with back-owed rents to various financial and service supports. The team is designed to help residents solve both their immediate financial needs and make lasting changes to ensure continued rent payments, Halunen said.

Throughout the pandemic, they assisted nearly 750 families in receiving more than $2.5 million in rent relief through RentHelpMN, the state's targeted assistance program. When the state ended the program this year, the team shifted to Hennepin County's rental and emergency assistance initiatives, the chief one being Rent Help Hennepin.

With Rent Help Hennepin funds unlikely to last the year due to high demand, the Hennepin County Board added $1.5 million to the program in October, bringing the total budget to $11 million. That's helped 3,000 people avoid eviction, but it's still nowhere near the estimated $50 million that would be necessary to assist every Hennepin County household falling behind on their rent, said David Hewitt, Hennepin County's director of Housing Stability.

Out of budget necessity, "we have prioritized preventing eviction for families with children, seniors and people with disabilities," Hewitt said.

In 2023, the public housing authority helped residents complete more than 450 applications to receive more than $800,000 in rent relief payments from Hennepin County's programs. In 2024, that increased to 600 applications and more than $1 million in rent help. Through early December, the team had helped residents complete more than 380 applications for more than $500,000 in rent relief.

In the spring, however, Hennepin County's rent relief programs went through what housing authority officials have described as an abrupt change, reducing the number of MPHA residents eligible to receive emergency rent assistance. Lifetime limits of $10,000 or 10 months in rent rolled out seemingly overnight, and to qualify, residents would have to pay off half their balance if they're four months or more behind on their rent.

Perhaps the most surprising requirement of all, "before you can apply for rent help, there needed to be an eviction filing," Halunen said. "It prevented us from getting residents connected to rent help (early). … Our team was surprised. We were surprised."

Hewitt noted that the purpose of emergency housing relief is just that — one-time emergency aid — and it's not the same as an ongoing rent subsidy. Coming out of the pandemic, Hennepin County also expanded the role of Adult Representation Services, a county department that provides independent legal representation to low-income clients in civil matters, to include housing cases.

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‘Our own little space in this world’: Partnership helps families achieve dream of home ownership (Sahan Journal, Minnesota Star Tribune)

By Katrina Pross
January 6, 2026

For many years, Angeline Rainey and Allen Weitzel never dreamed they might someday own a home.

The longtime couple spent years in public housing. At one point, Rainey lived in her car.

“Having a house wasn’t in any type of reach of reality,” she said.

But in 2025, they were the first family to buy a house thanks to Pathways to Success, a Minneapolis Public Housing Authority partnership with several nonprofits, including Twin Cities Habitat for Humanity, Twin Cities Rise and PRG Inc.

The program started in 2023 to help public housing residents work toward home ownership.

Abdi Warsame, executive director of the Minneapolis Public Housing Authority, said the nonprofits already provided resources, but the partnership helped people connect with them more readily.

The program is geared toward public housing residents who are beginning to earn too much to continue to qualify for public housing.

“Now they need to find different opportunities,” Warsame said. “And one of the opportunities is, how do you become a homeowner?”

The steps involved in buying a home can be overwhelming, and the partnership helps make that undertaking easier, he said. Also: Public housing in Minneapolis has a significant wait list, and Warsame hopes the program will help get more people off of that list as current residents look to own or rent elsewhere.

Making the leap from public housing

Rainey first lived in public housing as a child, when her mother moved her family into an apartment in Minneapolis’ Little Earth development, the only Native preference project-based Section 8 rental assistance community in the United States.

Weitzel, who is also Native, came to Minnesota from Pennsylvania in 1980 with his mother. He and Rainey met in 1999.

They lived in apartment buildings, then got a letter informing them that they qualified for public housing. They also learned that they would be able to live in a single-family house instead of an apartment.

For about 15 years, Rainey and Weitzel rented a home in south Minneapolis through the Housing Authority. They have fond memories of their time there. Rainey and Weitzel, who each had children from previous relationships, combined their families, then had a daughter together, and also became grandparents.

Their grandchildren would often stay at the south Minneapolis home, growing excited in the car when they would turn onto the street to visit.

“It was the little safe haven they always wanted,” Rainey said.

Over those 15 years, Rainey worked as a driver and Weitzel in construction and roofing, and they began to build up their finances.

Then they were notified that their income was approaching the point where they would no longer qualify for public housing. They would have about two years to find their next place to live.

The Housing Authority told them about the Pathways to Success program and asked if they were thinking about home ownership.

“I thought, ‘Oh my God, I don’t know, that’s a lot,’” Rainey said.

But the family decided to take the step and work toward buying a home.

Connected resources reach more people

Thanks to the partnership, Rainey and Weitzel underwent home-buyer education and programming with Twin Cities Habitat for Humanity.

The classes, mostly online, covered topics such as the steps in buying a home and basic financial education.

At the same time, the couple consolidated their debt, worked to pay off loans and improved their credit scores.

“All the help, the programs that we went through to get here, there’s a lot out there that we never even knew about,” Weitzel said.

Shereese Turner, chief program officer of Twin Cities Habitat for Humanity, said it’s important that organizations work together to help residents, instead of existing in silos. The Pathways to Success program was born out of conversations she had with public housing officials.

“It’s a reminder that we just can’t stay in our home-ownership lane, and we have to be gearing off in other lanes if we’re going to stabilize and transform our communities,” she said.

The program also partners with Twin Cities Rise, a nonprofit that helps residents find employment. Alex Merritt, vice president of program operations at Rise, said the nonprofit offers an eight-week employment program.

“This gives and makes the achievement and attainment possible for so many more people that may not have had the standard journey of go to school, get a job, save your money, buy a house,” she said.

The housing nonprofit PRG Inc. joined the partnership in 2024.

Warsame said each family can take advantage of services that best suit their situation. The program takes time to complete, but he hopes more families will stick with it and buy homes.

“We want to give a couple more years to see where the successes are, where the challenges are, where we need to do interventions,” he said. “But so far for us, this is very exciting.”

After tragedy, “our own little space in the world”
As Rainey and Weitzel worked toward home ownership through the partnership, tragedy struck.

In May 2024, their daughter Krissa died. She was 19.

The loss was unexpected and heartbreaking. The family wasn’t sure if they could go on and be able to buy a home.

“I could have just not cared anymore,” Rainey said.

She began taking part in full moon ceremonies to help her through her grief, and leaned on her siblings for support. She thought of her other children and grandchildren, and how they had inspired her to seek home ownership.

Weitzel said they had already put so much work toward owning a home that they decided to keep going.

“We made it this far, we might well see how far we can go,” he said.

In July, Rainey and Weitzel bought a home in Brooklyn Center, a red-orange house on a quiet residential street. They live there with their teenage granddaughter.

In September, staff from the Housing Authority and linked nonprofits gathered to celebrate Rainey and Weitzel’s achievement.

“The kids love it, we love it,” Weitzel said. “We do our best to keep what we have.”

Turtle decorations can be found around the house, references to Krissa’s Native name, Turtle Woman. A tank in the living room houses her pet turtle, which her parents now care for. And Krissa’s cat, Dusty, roams the halls.

In the basement, Rainey has an area set up where she sews and makes ribbon skirts. A nearby shelf holds photos of Krissa.

Rainey and Weitzel packed away photos of their daughter for about a year after her passing, a tradition in some Native cultures. Now they’re bringing them out again, placing them around their new home.

“I think of it as our own little space in this world, our own nice little sanctuary,” Rainey said.

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