



NOTICE AND AGENDA

February 25, 2026

The Regular 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 February 25, 2026
- Minutes of Regular Meeting of January 28, 2026

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.



DISCUSSION ITEMS:

- ITEM NO. 1: *Housing Choice Voucher (HCV) Cost Saving Measures*
[Brandon Crow, Director of HCV]
[Dominic Mitchell, Deputy Executive Director]

- ITEM NO. 2: *General Contractor/Consultant Services at Glendale Townhomes*
[Laura Dykema, Director of Planning & Development]

RECEIVE AND FILE:

- Executive Director's Update, February 2026
- MPHA 2026 State Legislative Education Presentation
- Monthly Performance Report, January 2026
- Community Update, February 2026

NEXT REGULAR MEETING:

- Wednesday, March 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**

January 28, 2026

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 PM on Wednesday, January 28, 2026, 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 | |
| • Elfric Porte | Vice Chair | |
| • Alyssa Erickson | Secretary | <i>arrived at 1:31 PM</i> |
| • Medaria Arradondo | Commissioner | |
| • Gloria Freeman | Commissioner | <i>arrived at 1:33 PM</i> |
| • Abdullahi Isse | Commissioner | |
| • Tamir Mohamud | Commissioner | |
| • Danielle Werder | Commissioner | <i>arrived at 1:32 PM</i> |

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

- | | |
|---------------|--------------|
| • Tom Nordyke | Commissioner |
|---------------|--------------|

The following others also being present:

- | | |
|--------------------|---------------------------------|
| • Abdi Warsame | Executive Director/CEO, MPHA |
| • Dominic Mitchell | Deputy Executive Director, MPHA |

MPHA Sr. Executive Assistant, Jocelyne 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 December 17, 2025, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Erickson. Upon a voice vote, the chair declared the motion carried.

NEW/PROMOTED STAFF INTRODUCTIONS:

- Shantia Thompson, Regional Property Manager (AMP 4), recognized Chris Jones, Building and Grounds Specialist for exemplary work, certifications completions, and recent promotion.

MPHA SUCCESS STORY:

- Brandon Crow, Director of HCV, shared the “HCV Rocks” employee recognition program designed for MPHA employees to acknowledge each other’s accomplishments.

CHAIR’S UPDATE:

- Chair Reich reported that the Executive Committee met at 12:30 PM prior to the Board of Commissioners meeting of January 28, 2026.

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON’S UPDATE:

- RAB Chairperson, Belinda Walker, reported that the RAB met but there was no quorum. All agenda items were discussed with staff.
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CONSENT ITEMS:

- ITEM NO. 1: *2026 Board Meeting Schedule*
[Jocelynn Davis, Sr. Executive Assistant]
[See Document No. 2026 – 01]
- ITEM NO. 2: *Development Legal Services*
[Lisa Griebel, General Counsel]
[See Document No. 2026 – 02]
- ITEM NO. 3: *Electrical Panel Replacement at Three Sites*
[Laura Dykema, Director of Planning & Development]
[See Document No. 2026 – 03]



- ITEM NO. 4: ***Radon Mitigation at CHR Properties***
[Laura Dykema, Director of Planning & Development]
[See Document No. 2026 – 04]

Commissioner Porte moved approval of the recommendations set forth in the reports. Commissioner Erickson seconded the motion. Upon a voice vote, the chair declared the motion carried and consent items 1-4 were approved.

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]
[See Document No. 2026 – 05]
[See Resolution No. 2026 – 259]

Attached Supporting Documents:

- [See Document No. 2026 – 06]**
- [See Document No. 2026 – 07]**
- [See Document No. 2026 – 08]**
- [See Document No. 2026 – 09]**
- [See Document No. 2026 – 10]**
- [See Document No. 2026 – 11]**

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

Upon a roll call vote, 8 commissioners voted “aye”, [Chair Reich, Commissioner Arradondo, Commissioner Erickson, Commissioner Freeman, Commissioner Isse, Commissioner Mohamud, Commissioner Porte, Commissioner Werder], 0 commissioners voted “nay”, 1 commissioner was absent [Commissioner Nordyke]. The chair declared the motion carried and the resolution adopted.

- ITEM NO. 6: ***General Contractor/Consultant (GC/C) for Snellings***
[Laura Dykema, Director of Planning & Development]
[See Document No. 2026 – 12]

Commissioner Porte moved approval of the recommendations set forth in the reports. Commissioner Erickson seconded the motion. Upon a voice vote, the chair declared the motion carried



RECEIVE AND FILE ITEMS:

- Executive Director’s Update, January 2026
[See Document No. 2026 – 13]
- Q4 Quarterly Strategic Goals Update
[See Document No. 2026 – 14]
- Monthly Performance Report, December 2025
[See Document No. 2026 – 15]
- Community Update, January 2026
[See Document No. 2026 – 16]

ADJOURNMENT:

There being no further business to come before the board during this meeting and upon a motion duly made by Commissioner Erickson and seconded by Commissioner Mohamud, the meeting adjourned at 2:16 PM.

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

February 25, 2026

DATE THESE MINUTES WERE APPROVED



February 25, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: HCV Cost Saving Measures

Previous Directives: The Board of Commissioners approved the original Rent Reform model for rent calculation in HCV in 2014. No other major changes to the rent calculation method have been presented since that time.

Resident Association Notification: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's February 25, 2026, meeting.

Budget Impact: Implementation of these measures will reduce HAP costs for the organization.

Procurement Review: Not Applicable

RECOMMENDATION: Staff requests Board approval to implement two cost saving measures for the Housing Choice Voucher (HCV/Section 8) Program.

As the Board is aware, the budget for the current fiscal year anticipates that over \$3 million will be drawn from reserves to meet the needs of the agency's ongoing operations. This situation is not uncommon nationally. In a letter received on December 22, 2025, HUD informed PHAs that some PHAs' HAP renewal funding may not be enough to fully support every current HCV participant without immediate cost savings measures. PHAs must take measures now to reduce program costs, if necessary, to ensure that their expenditures do not exceed their anticipated 2026 funding.

Concurrent with the recommendation and approval of the budget, staff have been working to develop cost-saving measures that can reduce the agency's ongoing costs into the future, without reducing the number of families and individuals we are able to serve.

There are two staff recommendations in front of the Board today:

- 1) Modify our current Rent Reform procedures to align more closely with the traditional rent calculation method, which requires families to pay a minimum of 30% of their income towards rent; and
- 2) Modify the guidelines for determining the household voucher size for participating families.

This report briefly outlines the measures that are recommended, and explains the rationale behind this recommendation. There will be a presentation accompanying this report at the meeting.



Staff reviewed several opportunities for savings in Housing Assistance Payments (HAP) before landing on the two measures that are recommended today. Of those changes reviewed, these yield the highest savings, and have less negative repercussions for families served.

1. Moving to a traditional rent calculation (based on a typical household paying 30% of their income toward their rent portion) to those participants currently under the flat subsidy “rent reform” model.

There are currently 3977 households under the rent reform model. A number of households are already served with the traditional rent calculation, including 2097 Special Purpose and Project Based Voucher participants.

Under the traditional rent calculation model, each family will have their rent portion uniquely calculated at approximately 30% of their household income, with the family paying any difference for rents that are over MPHA’s current payment standard. Households will also receive a utility allowance based on the utilities they are responsible to pay, which would be a change for those households currently operating under the flat subsidy model.

With this proposed change, staff would begin the new rent calculation method on a household’s annual recertification date, starting May 2026. These changes will occur over a twelve-month period for households, as they complete their annual income recertifications, with the final households converting to the new method on April 1, 2027.

Staff plan to continue the majority of other rent reform activities for participant households, including (but not limited to) simplified deductions and the increased affordability cap.

2. Changing our subsidy standards to assign voucher sizes to include one bedroom for the head of household and their co-head or spouse (as applicable), and adding additional bedrooms for every 2 family members, regardless of age or gender.

This is a change from the current subsidy standards, which only requires household members over the age of 6 to share a room with someone of the same gender. This change will impact approximately 1668 households.

This change would not directly apply to external project-based-voucher participants that are currently housed, but would be effective going forward for households as they are admitted to the PBV Program.

We modeled our projections based on a phase-in approach for the changing subsidy standards. Through this phase-in approach, a family’s voucher size would only be adjusted in 2026 if they chose to move to a new unit. All households would have the new subsidy standards applied starting on their recertification date, beginning in January of 2027.



These changes taken together with the timeline described would lead to an estimated \$900k in savings in 2026, and an estimated \$3.2m in savings in 2027. A number of assumptions were built in to ensure these savings estimates are appropriately conservative, including (but not limited to) anticipating rent increases program-wide, a payment standard increase effective in 2027, and the potential for a higher amount of resident moves (thereby changing the HAP paid by the agency). While these factors cannot be projected with certainty, staff believe the overall projected savings from these changes is reasonable.

When reviewing options, staff took extra care to ensure we were not creating undue burdens on voucher-holders, while also working hard to maximize the savings to ensure we would not need to reduce the number of households we serve through the HCV and PBV Programs.

To that end, staff analyzed and reviewed the rent increases on the participant households in an effort to determine whether additional solutions were required for those who were most impacted. After factoring in utility allowances and dependent deductions, we assessed families' rent burden before and after the proposed implementation. The vast majority, 2135 households (72%), would have tenant rent increases of less than \$200 a month (with an average increase of \$90). Approximately 10% of households, including all of our zero income households, will see their tenant portion decrease through this shift. Finally, 509 households (17%) would have increases of more than \$200 (average of \$334). Staff plan to allow participant households additional time to adjust to their new rent portions, as requested.

In addition to significant savings for the agency, there are many operational benefits to moving away from the flat subsidy model and amending our subsidy standards. These benefits include:

- Consistency with local partners: Shifting to a more traditional calculation model and adjusting our subsidy standards to the proposed framework would make these two policies at MPHA more consistent with other PHAs in the Metro area. No other Metro housing authorities use a similar flat subsidy calculation, and all but two of the ten other Metro housing authorities have already adopted similar subsidy standards (with some actually carrying more restrictions). This would significantly reduce confusion participants face when porting in and out of Minneapolis and may even reduce the number of household that port into Minneapolis as they will no longer receive a larger voucher in MPHA's jurisdiction than they do in others.
- Consistency across the department: Across the HCV department, we currently use three different methods to calculate tenant shares of rent. This creates inefficiencies in staff training and program operations. The end result of moving households currently under the flat subsidy model to a 30% model and standardizing utility allowances and other deductions will mean that the vast majority of our programs handle rent calculations in nearly identical manners.

If approved by the board as described above, these changes will begin to take effect beginning in May of 2026, with the changes fully completed by December of 2027.

This Report was prepared by Brandon Crow, Director of HCV. For further information, please contact Mr. Crow at bcrow@mplspha.org.



February 25, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: General Contractor/Consultant (GC/C) Services at Glendale Townhomes

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 Glendale Townhomes. The Board also previously approved the Capital Fund Program (CFP) Plans for FY 2025/26 as part of the Agency's 2025/26 Moving to Work (MTW) Annual Plans, as well as the 2026 Annual Tax Levy Budget and Five-Year Plan. Pre-development funding and co-creating a long-term vision with residents and advancing a plan for Glendale Townhomes 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 February 25, 2026 meeting.

Budget Impact: Pre-development expenditures will be charged to the Capital Fund Program as originally planned in the 2025 and 2026 annual approved budgets. Additionally, the 2026 public housing tax levy budget includes \$1M to support predevelopment activities at this site. MPHA is developing its overall financing strategy for this project and anticipates utilizing a variety of sources including MPHA MTW funds, public housing tax levy proceeds, debt, soft sources, and low-income housing tax credits.

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 Frerichs Construction for GC/C services at Glendale Townhomes.

Built in 1952, more than 2,000 families have called Glendale home over the decades. The site features 184 public housing units within 28 townhome buildings, on approximately ten acres in the transit and amenity-rich Prospect Park neighborhood of Minneapolis. Glendale residents and the surrounding community have access to an early childhood Head Start program, a local food-shelf, the Pratt school – a public K-5 elementary school – Luxton Park and its recreation center, along with the University of Minnesota and its many resources.

Despite the rich community amenities, the property is over 75 years old and has an extensive backlog of capital needs, in addition to not meeting the modern-day needs of its residents. The property also does not meet current HUD accessibility requirements or the Uniform Federal Accessibility Standards (UFAS) and does not meet design standards set by Minnesota Housing for affordable new housing construction. The site also represents MPHA's largest single opportunity to add family units in an area of opportunity.



MPHA staff has been regularly meeting with residents since December 2024 to learn about their priorities for improvements, and to hear their concerns related to any future project at Glendale. As part of these resident meetings, MPHA developed a set of visioning guidelines and action items to advance the project through the next near-term phases, including design and construction exploration. These guidelines and priorities will guide MPHA and the selected design and GC/C team throughout the process.

Initially, two approaches to the project will be explored: rehabilitation and new construction (or a blend of the two approaches). The approaches will be informed by various site investigations and a full facilities assessment. MPHA and the design and GC/C team will explore what the site can accommodate in various scenarios, considering resident priorities, MPHA commitments to its residents, and our ability to meet current building codes, accessibility, and other design requirements and standards. The GC/C will advise on pricing and potential construction approaches/phasing for the scenarios. At the conclusion of this initial phase, an approach will be selected, and traditional design and construction processes for advancing the project will be initiated.

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

Feasibility/Design Development Phase

- The GC/C and MPHA's design & development team will explore what the site can accommodate given the considerations, to determine a project approach that best meets overall goals and objectives.
- Once a project approach is selected, 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.

Subcontractor Bidding Phase

- Bid documents are finalized for all project disciplines.
- Project is bid in accordance with 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 (but not limited to) onsite coordination and supervision.
- The GC/C will be obligated to deliver the project on time and within the agreed-upon MACC.

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.

Depending on MPHA's decision on the project approach, full construction scope and available resources, total hard construction costs may exceed \$120 million. MPHA and its design and construction team will work through the Feasibility/Design Development and Subcontractor Bidding phases to determine the final MACC and will seek approval from the MPHA Board of Commissioners on the project budget and anticipated construction costs prior to proceeding with a final contract for the Construction and Final Documentation Phases. Staff aim to work through the initial phases and financing strategies through the next 12-15 months, and anticipates closing on the first phase of a multi-phase project in 2027 or Q1/2 of 2028. Updates on the project will be provided on an ongoing basis to the MPHA Board of Commissioners.

On January 7, 2026, MPHA issued a Request for Proposals (RFP) for GC/C services as outlined above for Glendale Townhomes. MPHA received proposals from five qualified firms:

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

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, complexity and scope; regulatory knowledge and experience, particularly with tax credit financed projects; 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 conducted interviews and moved to best-and-final offers with the top three firms. Ultimately, Frerichs Construction Company was the highest-ranking firm, scoring highest in their experience, qualifications, regulatory knowledge, and proposed project approach. Frerichs' project approach and thoughtfulness around site investigations, cost estimating and design document review during the feasibility and design development phase – as well as potential phasing options to limit resident disruption with any scenario – were also particularly noteworthy. Additionally, Frerichs Construction has a proven track record managing and delivering complex and challenging projects for MPHA, including its Family Housing Expansion project which required careful planning and extensive engagement with multiple stakeholders to ensure its success. Frerichs Construction is a proven and valued partner, 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.



February 25, 2026

MEMORANDUM TO: MPHA Board of Commissioners
FROM: Abdi Warsame, Executive Director / CEO
SUBJECT: Executive Director's Report, February 2026

This month began with yet another federal government shutdown. Thankfully, this shutdown was short lived and resulted in the U.S. Department of Housing and Urban Development (HUD) getting its Fiscal Year 2026 appropriations—ending a series of stopgap funding measures and providing our team the clarity for MPHA’s 2026 funding levels. While final HUD appropriation amounts were underwhelming, there was a small silver lining. Included in the HUD appropriations bill was a \$2 million direct appropriation to MPHA, championed by U.S. Senators Amy Klobuchar and Tina Smith, to support the agency’s upcoming Scattered Site Missing Middle (SSMM) project.

The SSMM project will take five MPHA-owned sites across the city and build five-unit buildings, each containing four 3-bedroom units and one 5-bedroom unit, totaling 25 new large-bedroom family units across the city. This project builds on the tremendous success of the agency’s Family Housing Expansion Project. Agency staff have been working on this project for nearly two years, and this new federal investment helps move the project closer to the finish line as staff work to secure the final funding necessary. Staff will continue to update the board as this exciting project comes to life.

This is the second time in recent years that an MPHA project has secured a federal earmark. In 2022, the agency received a \$2 million direct appropriation from the federal government to assist with the installation of fire suppression systems across the agency’s high-rises. The appropriation, supported by Senators Klobuchar and Smith as well as Congresswoman Omar, ultimately helped the agency install fire suppression systems in all 42 high-rises nearly a year ahead of its planned schedule.

Closer to home, the Minnesota state legislative session kicked off this month. Traditionally, even-numbered years in the state legislature are marked by policy debates and a bonding bill, with the state’s biennial budget being passed in odd-numbered years. With that reality in mind, agency leaders pivoted the MPHA state legislative ask slightly this year, moving from the agency’s prior request of \$35 million in Minnesota Housing’s Publicly Owned Housing Program cash to repair MPHA’s portfolio of nearly 800 scattered site family homes to a more targeted request of \$7 million in Housing Infrastructure Bonds (HIBs) to support the upcoming construction project at Glendale. This \$7 million HIBs investment will help provide MPHA additional flexibility in closing future anticipated gap financing for the project.



The intent of this change is to provide the agency a greater chance at success this session by seeking bonding resources in “a bonding year” while also getting the chance to educate the Minneapolis delegation about the upcoming work at Glendale. This work at the legislature helps continue the momentum we’ve built with Glendale residents since 2024, and compliments recent actions taken by the Board of Commissioners to equip the agency with the necessary experts and approvals to move this major project forward. This work also parallels conversations we are having with City of Minneapolis staff about the possibility of leveraging city bonding tools to support the project. Included in this month’s board packet is the presentation we are sharing with state legislators this session.

To date, we have started the process of getting both the \$7 million Glendale HIBs bill and the previously planned Stable Homes Stable Schools expansion funding bill introduced in both chambers. We have met with House and Senate housing committee leadership and have met with nearly half of the Minneapolis delegation. In the month ahead, we will work to meet with every member of the Minneapolis delegation while also working with our bill authors to secure hearings on our bills in their respective committees. I will continue to keep the board updated on our progress during this abbreviated legislative session.



Glendale Bonding Request & Child Homelessness Funding Request

Prepared for 2026 State Legislative Session

Overview

MPHA Housing Programs

- Low-Income Public Housing
- Deeply Affordable Family Housing (CHR)
- Housing Choice Voucher

Capital Backlog

2025 Agency Accomplishments

- State & Local Funding Deployment Snapshot

Glendale Townhomes Bonding Request

- Glendale Overview & Capital Backlog
- Housing Infrastructure Bond Request

Stable Homes Stable Schools Funding Request

- Overview & Success of Stable Homes Stable Schools
- State Funding Request

Recap

MPHA Mission Statement

“The mission of the Minneapolis Public Housing Authority (MPHA) is to promote and deliver quality, well-managed homes to a diverse low-income population and, with partners, contribute to the well-being of the individuals, families and community we serve.”

26,000+
people served by
MPHA every day



5,200+
public housing units

6,700+
public housing residents



750+
deeply affordable
family homes

3,300+
deeply affordable family
housing residents



7,200
Housing Choice
Vouchers administered

18,500+
residents benefiting from
MPHA vouchers

MPHA Housing Programs

Low-Income Public Housing*

- MPHA owns and operates 42 high-rises, 184 family homes at Glendale (in SE), 20 scattered family homes, and a 16-unit townhome site in its public housing program (Section 9).
- Across ~5,200 units, MPHA serves ~7,000 public housing residents.
- High-rise units are predominately studio and 1bd.
- These residents are at or below 30% AMI.
- MPHA maintains a waitlist for non-family public housing, recently as many as 6,000 people.
- In 2025, broke ground on largest public housing redevelopment in city history, Spring Manor. ~\$78M project will rehab 221 units and add 15 new disability accessible units in NE Minneapolis.

Deeply Affordable Family Housing

- MPHA owns and operates ~800 scattered site family homes, serving >3,300 residents.
- These are MPHA's most sought-after units.
 - The waiting list sits at ~4,000.
 - MPHA opened its waiting list for five days in October 2024 (first time in three years) and received >3,300 applications.
- These units were transferred to MPHA wholly controlled non-profit (CHR) in October 2020.
 - Project-based vouchers more than doubled federal subsidy for these units.
 - MPHA remains long-term owner and property manager.
 - Residents' rent portion stayed the same.
- Ready next family housing project: five-site, 25-unit upzoning project (3 & 5 bedrooms).
 - Received \$2M federal earmark supporting this project in February 2026.

Housing Choice Voucher**

- MPHA administers ~7,500 Housing Choice Vouchers (HCV, "Section 8"), benefitting >18,500 residents across the region.
- There are <400 people on the Section 8 waitlist.
 - The HCV waitlist was last opened in 2019.
- >90% of HCV participants are 30% AMI or below.
- Since 2019, MPHA project-based vouchers (PBVs) have accounted for more than half of all deeply affordable housing built in Minneapolis.
 - 35 PBVs awarded in 2025.
 - 179 PBVs were brought online in 2025.
- MPHA administers 347 Veterans Affairs Supportive Housing (VASH) Vouchers, key to ending veterans' homelessness in HennCo.
- MPHA continues to work with Minnesota Housing to finalize the grant agreement for \$21M two-year Bring it Home award (~600-700 vouchers/year).

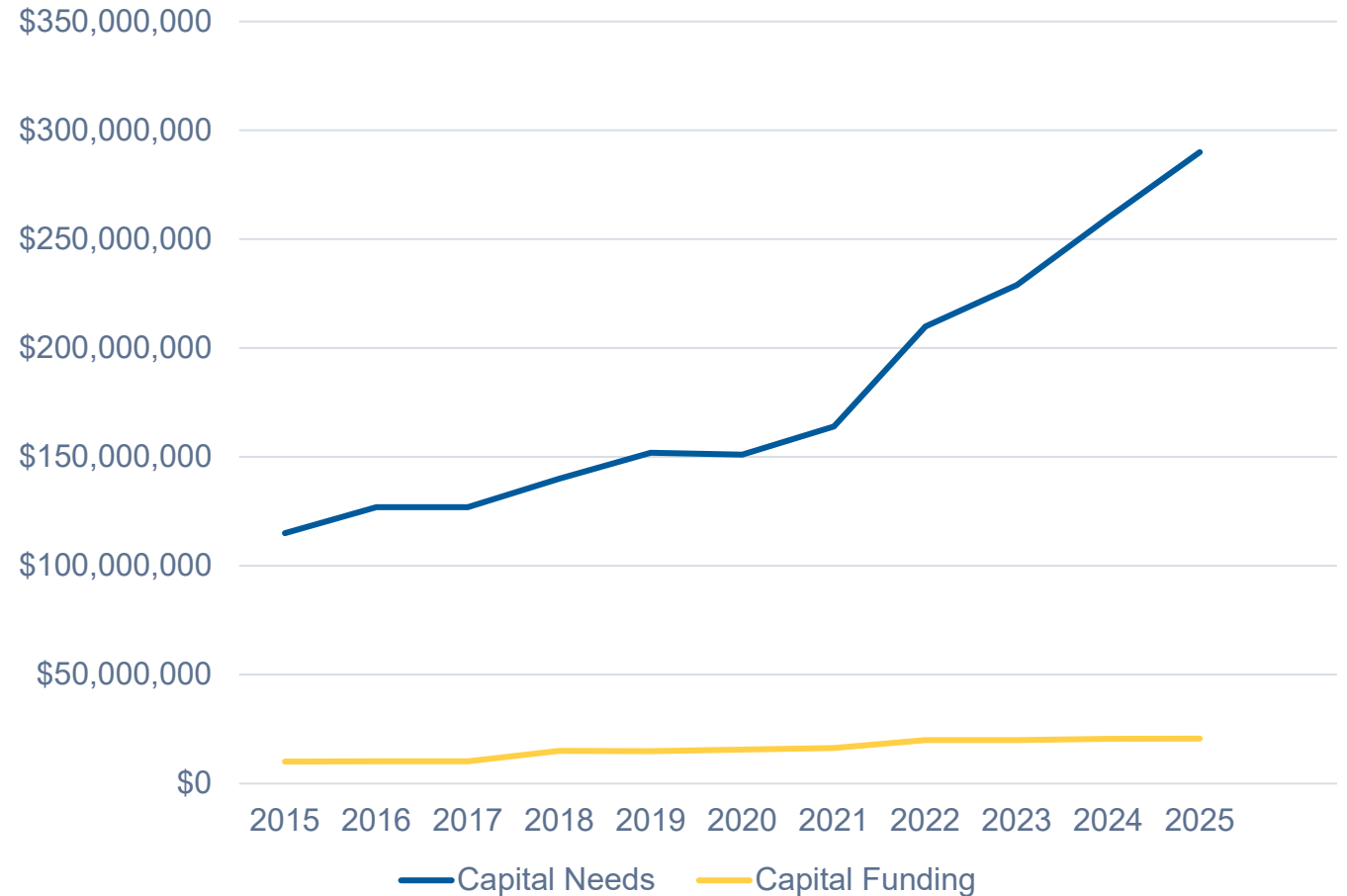
*LIPH, Glendale, Elliot Twins

**Includes Elliot Twins and CHR

MPHA Capital Backlog

- MPHA's housing stock is comprised of nearly 6,000 units located in 42 high-rise buildings, 817 scattered site family homes, and 184 townhomes at Glendale.
- Forty of MPHA's 42 high-rise buildings were built in the 1960s and early 1970s.
- The age range of MPHA's family housing is 1 – 100+ years old, including 184 townhomes at Glendale, which are >74 years old.
- MPHA projects its current unmet needs for these properties at approximately \$290M. On average, capital needs grow by ~\$25M/year, not accounting for inflation or other factors.
- Historically, HUD has only provided funding for 10% or less of the actual need.
- High inflation, a volatile construction market, and tariffs has made addressing capital needs more costly and challenging.
- The single largest threat to MPHA is its capital backlog that continues to grow.

Recent Capital Needs vs Capital Funding



2025 Agency Accomplishments

- Deployed \$4.3M to Repair/Upgrade 100 Deeply Affordable Family Homes
- Broke Ground on Largest Public Housing Redevelopment in City History (\$78M), Rehabilitating 221 Units and Building 15 New
- Awarded \$8.2M from MN Housing to Replace Electrical Systems in Three High-Rises & Complete Two Comprehensive Rehabs
- Broke Ground on New All-Electric Triplex And Duplex in High Opportunity Neighborhoods
- Continued \$5M/Year Housing Tax Levy in Minneapolis to Support the Agency's Preservation and Production Activities
- Received Additional \$1.4M/Year and \$1.4M One-Time funding for Stable Homes Stable Schools in Minneapolis' FY26 Budget
- Developed 11 Resident Priorities from Seven Community Meetings at Glendale ahead of Summer 2026 Construction Announcement



Addressing Challenge Through Partnership

- In 2025, MPHA secured more than \$13M in one-time and ongoing state and local assistance to support the agency's preservation and production activities.
 - In 2024, this was more than \$7.5M.
 - In 2023, this was more than \$11M.
- These efforts supplemented MPHA's ~\$20M annual HUD capital funding these years.
- MPHA has leveraged various financial tools (RAD, Restore-Rebuild, LIHTC, etc.) to complete preservation and production work.
- MPHA has also secured funding to serve additional families through various Housing Choice Voucher programs.
 - Stable Homes Stable Schools:
 - 2025: \$1.4M (Ongoing), \$1.4M (One-Time) (City)
 - 2024: \$830k (One-Time) (City)
 - City-Funded Emergency Housing Voucher:
 - 2025: \$1M (Annually, 3-Year Pilot), \$400k (One-Time)
 - Bring it Home State Voucher:
 - 2025: \$21M (Two-Year Award)

MPRnews

Juan Del Valle · August 20, 2025 4:00 AM

MPHA breaks ground on public redevelopment project in northeast Minneapolis

FINANCE & COMMERCE

Housing authority breaks ground on triplex, duplex

Dan Netter // October 29, 2025



Massive public housing project underway in Minneapolis

S sahanJournal

'Our own little space in this world': Partnership helps families achieve dream of home ownership

by Katrina Pross January 6, 2026

Deployment Snapshot*

- **\$3.65M from Minneapolis for CHR Repairs**
 - Grant agreement executed April 2024. All resources deployed.
 - Work included bringing four vacant family homes in South online (2-, 3-, 4-, and 5-bedroom homes) and exterior envelope replacements (roof, windows, siding, etc.) at 19 homes.
- **\$1.3M from MN Housing for CHR Repairs**
 - Grant agreement executed Feb. 2024. All resources deployed.
 - Deep turns at 41 homes. Work included interior renovations (kitchen, bath, etc), electrical, plumbing, and mechanical repairs.
- **\$5M from MN Legislature for CHR Repairs**
 - Grant agreement executed May 2024. \$2.65M expended to date.
 - Exterior envelope replacements complete at 65 homes.
 - Deep turns at ~20 homes (underway); exterior envelope replacements at an additional 7 homes (underway); radon testing at all CHR homes & radon mitigation system installations where necessary (testing initiated; awarding mitigation contract).
- **\$4.26M POHP GO for High-Rise Electrical**
 - Two MN Housing awards, \$1.35M in 2024; \$2.91M in 2025.
 - First loan closed Oct. 2025. Construction begins Mar. 2026 to replace aging electrical components at 630 Cedar Ave high-rise.
 - \$2.91M will be used to make similar electrical improvements at three adjacent Cedar & 6th S St. high-rises; bidding in Q1 2026.
- **\$1.3M from Minneapolis for Restore-Rebuild**
 - Closed July 2025 (Spring Manor).
 - Construction underway of 15 new units funded in part by this.

Public Housing Tax Levy – 2025

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
High-Rise Preservation & New Unit Production – 809/828 Spring St NE	<ul style="list-style-type: none"> • Broke ground in August 2025; construction underway. • Construction to be completed in Q4 2026. 	\$3,500,000	\$3,500,000**
High-Rise Window Replacement	<ul style="list-style-type: none"> • 1717 Washington Street NE • Construction complete in Q4 2025. 	\$1,500,000	\$1,500,000

Public Housing Tax Levy – 2026

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
Five-Site, Five-Plex Scattered Site Infill Project	<ul style="list-style-type: none"> • Project enabled by 2040 Plan • Taking five MPHA-owned sites and building five-plexes, each having four 3-bedrooms, and one 5-bedroom (creating 25 total new family units). • Working to secure project financing 	\$1,000,000	\$0
High-Rise Preservation – 3755 Snelling Ave. & 3205 East 37 th St.	<ul style="list-style-type: none"> • Design underway • HUD Rental Assistance Demonstration (RAD) application submission in February 2026 • Multiple resident meetings since mid-2025 • Received POHP cash award of \$5.3M in 2025 to support project • Target financial closing: March 2027 	\$1,500,000	\$0
Glendale	<ul style="list-style-type: none"> • Predevelopment costs associated with major construction at the 12-acre site in Prospect Park 	\$1,000,000	\$0
High-Rise Elevator Modernization	<ul style="list-style-type: none"> • 350 Van White Mem Blvd, 102-unit elderly bldg • Construction underway March 2026 	\$500,000	\$0
High-Rise Boiler Replacement	<ul style="list-style-type: none"> • 350 Van White Mem Blvd, 102-unit elderly bldg • Construction underway spring/summer 2026 	\$1,000,000	\$0

*As of January 1, 2026

**Funds fully committed at financial closing 7/10/25

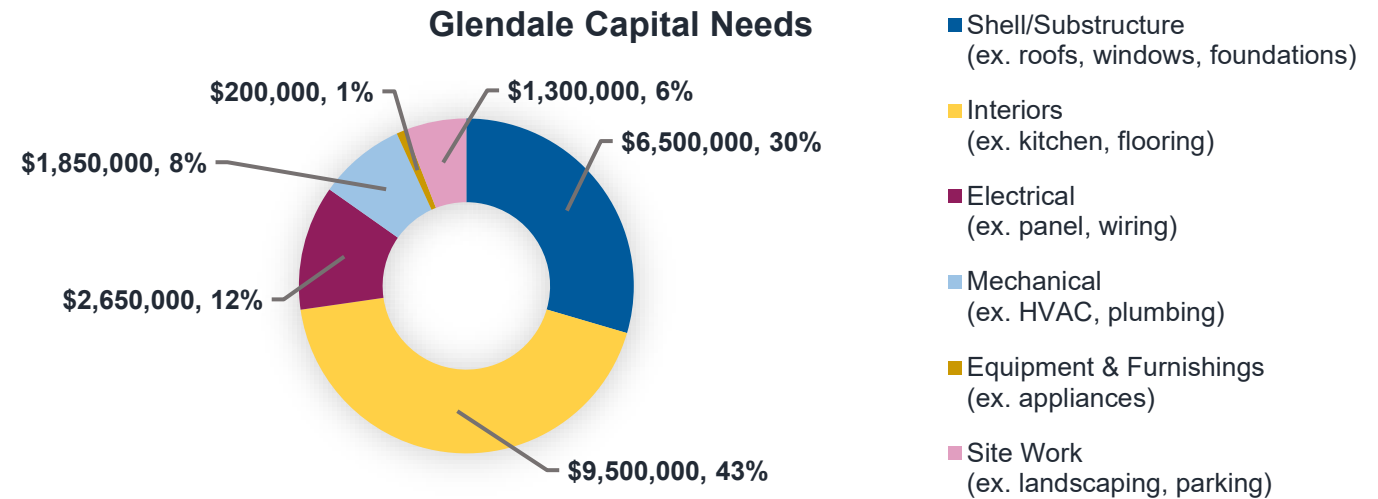
Glendale Townhomes

- 184 townhome development built in 1952.
- Home to nearly 600 low-income residents.
 - 89% are Black/African American
 - 49% are children
 - 41% are families of 5 or more
 - ~20% of households report a disabled family member
 - 8% are elderly (62+)
 - 67% of heads of households have an earned income
 - With a median annual income of ~\$31,000.
 - >2,000 families have called Glendale home.
- Unit types at Glendale:
 - 1 Bedroom – 26 units (Seven single-level units)
 - 2 Bedroom – 70 units
 - 3 Bedroom – 70 units
 - 4 Bedroom – 18 units
- A 12-acre land holding unlike any other.
 - Located in one of Minneapolis' most amenity-rich neighborhoods, Prospect Park (SD 60/HD 60B).
 - Compared to other concentrations of MPHA's housing stock, Prospect Park presents greater upward economic mobility opportunities for MPHA residents.
 - Single largest publicly owned opportunity to add LRT-adjacent deeply affordable family housing in MPLS.



Glendale Needs Help

- The capital backlog at Glendale is >\$22M.
 - \$9.7M of interior renovations (kitchens, bathrooms, flooring, appliances, and doors/frames).
 - \$6.5M in exterior enveloping renovations (roofs, soffit/fascia, gutters, windows, and/or siding).
 - \$4.5M electrical, plumbing, and heating systems.
- Glendale comprises ~3% of MPHA portfolio, but ~8% of agency's entire capital backlog.
 - Additionally, existing homes do not meet modern-day needs of residents, HUD accessibility requirements, Uniform Federal Accessibility Standards, or basic MN Housing design standards for new housing.
- MPHA is in the process of planning a major renovation and/or redevelopment of the site.
 - Since late 2024, MPHA has hosted resident listening sessions to learn how they feel about their homes and what improvements & amenities they want prioritized.
 - From these meetings, MPHA has developed a list of 11 residents' priorities it is using to guide its current development and construction planning.



State Bonding Request

- MPHA is currently exploring renovation and redevelopment options for Glendale, with the total development costs estimated at \$200M.
 - MPHA is looking at a possible two-phase approach while exploring a redevelopment option that could add up to 100 new deeply affordable family homes in addition to replacing the existing 184 homes.
 - MPHA is also exploring renovation scenarios.
 - MPHA continues to work with residents to finalize its plan at the site, aiming for a Summer 2026 announcement—including renderings, site mapping, timelines, and an extensive resident support plan.
- MPHA is requesting \$7M in Housing Infrastructure Bonds (HIBs) to support a major construction project at Glendale.
 - Because MN Housing’s POHP program has fallen behind HUD best practices for funding, POHP GO bonds or POHP cash cannot support this project.
 - This \$7M HIB award will be deployed to help finance the first phase of construction, with the goal of breaking ground in 2027/28.
 - This project will include significant MPHA/HUD, state, local, tax credit, and debt financing.
 - This will be MPHA’s largest project in 30 years.

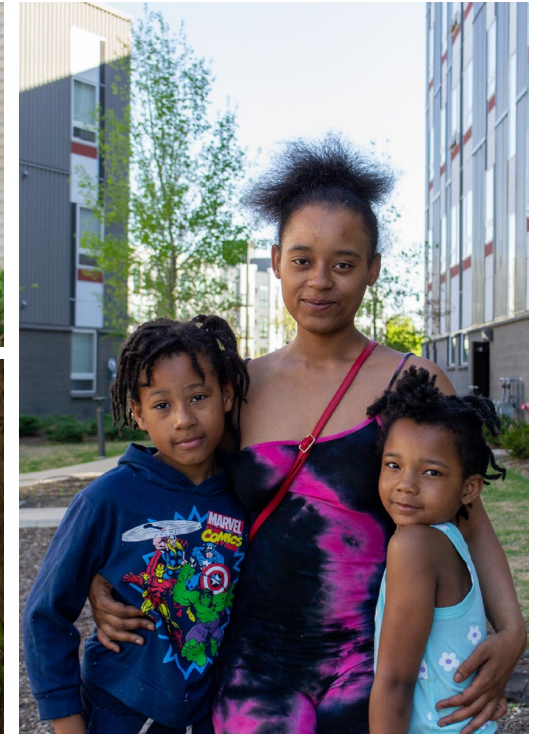


Glendale Resident Priorities in Rehab/Redevelopment

In-Unit Improvements	Accessibility Improvements
Updating Home Exteriors (new windows, siding, roofing)	Adding a Second Bathroom on the Ground Level
Updating Heating, Plumbing, Cooling, and Ventilation Systems	Adding an Additional Bedroom on the Ground Level
Updating Kitchen Cabinets, Flooring, and Bathroom Fixtures	Creating Additional One-Level Homes at Glendale
Increasing Livability of Kitchen, Dining, and Living Rooms	
Adding Units	Property Improvements
Adding Larger Homes (5+ Bedroom) Alongside Smaller Units (1 Bedroom) to Accommodate Various Family Sizes at Glendale	Keeping Existing Yard/Grass Areas
	Add More Parking for Residents
	Add Community Amenity Spaces

Stable Homes Stable Schools (SHSS)

- SHSS is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools working to improve school stability rates and educational outcomes by preventing & ending homelessness among families with elementary-aged children in Minneapolis.
 - SHSS is a nationally recognized success, serving as a model for other localities, most recently Denver.
- SHSS improves academic success and classroom continuity by combining short- and medium-term homelessness prevention assistance with multi-year rental support and wraparound services, creating a layered approach to housing stability for families.
 - Eviction Prevention helps kids focus on school by keeping families in their current homes with support including but not limited to, back pay of rent, transportation assistance, or other housing-related expenses.
 - Intervention includes multi-year rent assistance and wraparound services to help families escape or avoid homelessness and receive assistance in securing stable, long-term affordable housing.
- SHSS disrupts cycles of intergenerational poverty by investing in educational outcomes for kids.
 - Since 2019, SHSS has supported >2,600 families, representing >7,300 children*.



*As of January 1, 2026.

State Funding to Help End Child Homelessness

- MPHA requests an ongoing, \$2M biannual investment via MN Housing's Homework Starts with Home (HSWH) Program.
 - HSWH funds local community partners helping students achieve academic success by obtaining and maintaining stable housing. There is no other local multi-jurisdictional partnership in Minnesota that remotely rivals SHSS' scale and success in this work.
- An ongoing, biannual \$2 million investment would enable SHSS to consistently serve ~250 additional families/year with prevention assistance (~750 children/year).
- At current SHSS budget levels, SHSS operates at a one-out, one-in capacity, yet there remains significant unmet needs – an opportunity to do more.
 - SHSS currently serves 330 families (910 children).
 - There are ~5,900 MPS students eligible for Free and Reduced Lunch—all of whom would be income-eligible for SHSS. With additional funding support, MPHA and SHSS can reach these children.





Questions



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending January 31, 2025

Contents

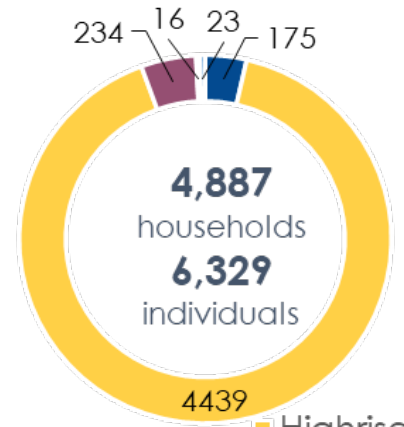
1. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
2. Building Improvement and Development Projects

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

Public Housing Programs



Occupied Units*

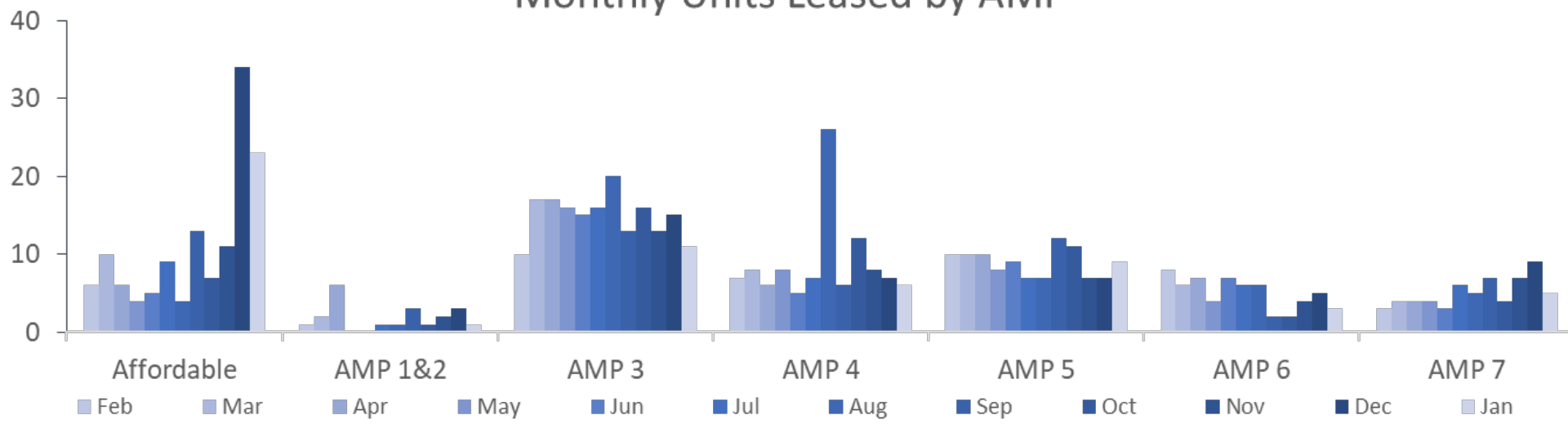


58
new units leased during month

98%
occupancy

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

Monthly Units Leased by AMP



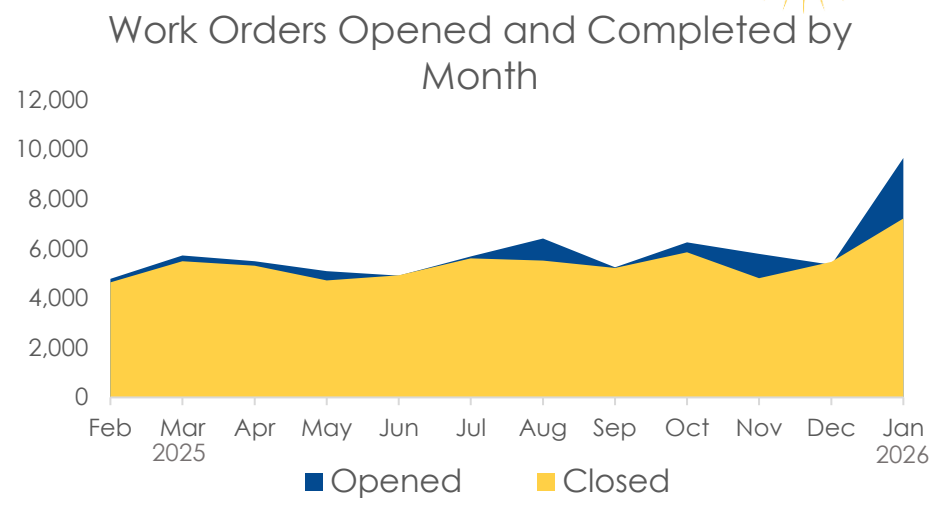
2025

*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)

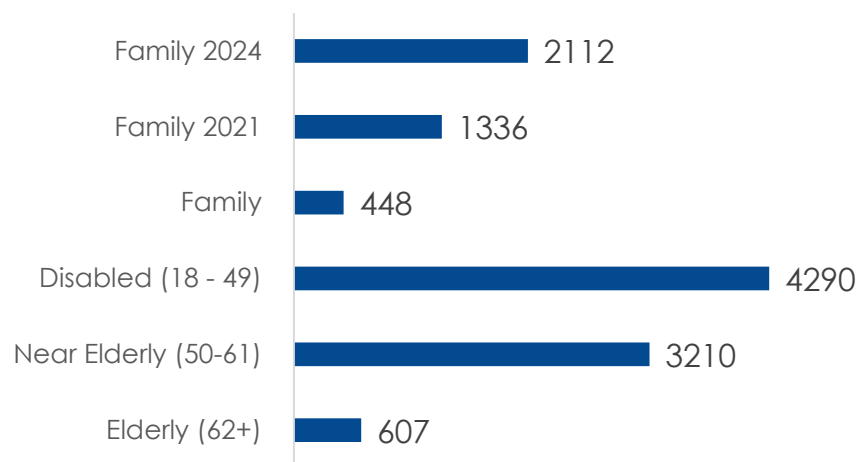
Public Housing Programs



Reason for Vacating Unit	Count
Found Alternative Housing	11
Death	10
Evicted - Non Payment	10
To Nursing Home	5
Illness	4
Moving in with or closer to Family	2
Moving Out of Town	2
Dislike Unit	2
Skip	2
Evicted - Other	1
Other	1
Purchased Home	1



Applicants on Waiting List

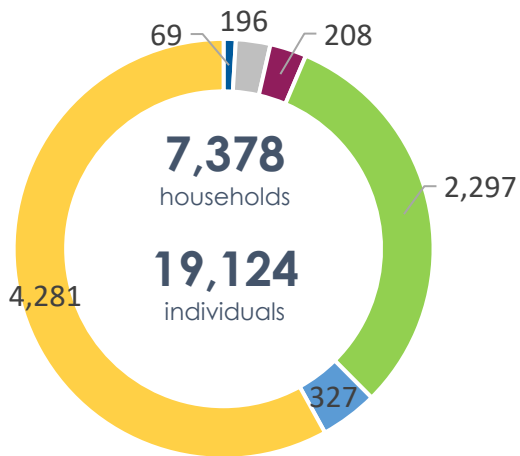


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	160	81%	2
Urgent: 1 Day	1248	82%	1
After Hours Non-Emergency: 2 Days	2	100%	0
Important: 3 Days	1162	67%	12
Routine: 10 Days	1,076	62%	9
Non-Routine: 20 Days	234	94%	6
Pest Control	1802	100%	14

Housing Choice Voucher Programs



People Served by Program*



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

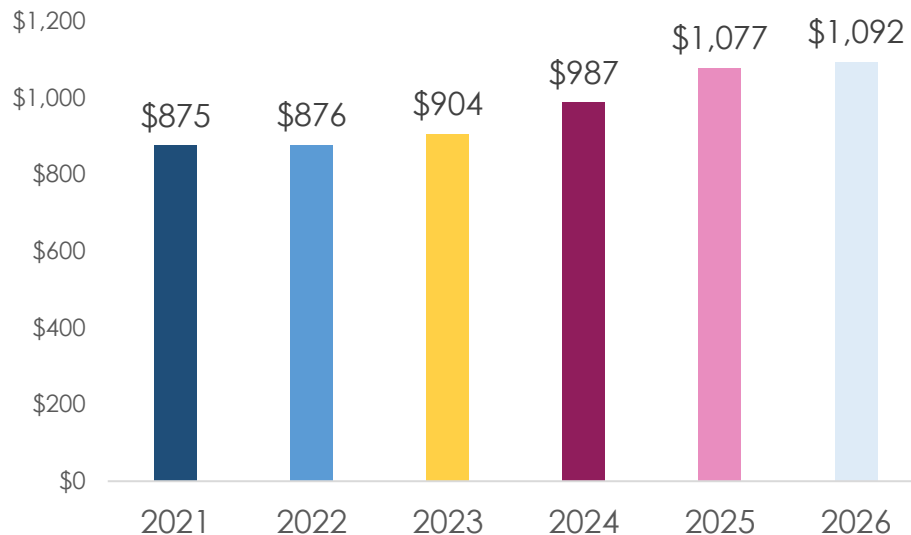
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

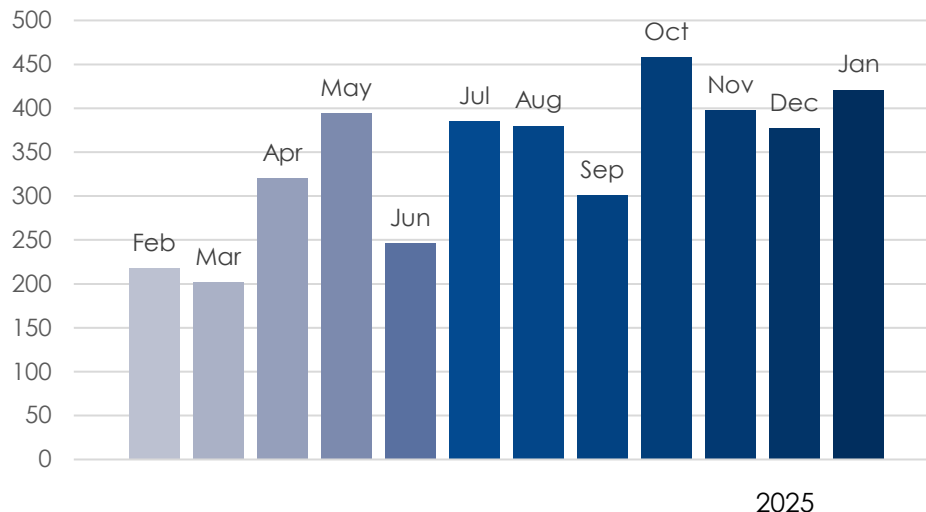
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Major Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
Cedars Mid-rises	Main electrical switch gear & generator replacement	Planning; POHP due diligence
Horn Towers/314 Hennepin/Fifth Aves	Apt electrical panel replacement	Under contract
901 N 4 th Avenue	Corridor flooring replacement	Under contract
315 Lowry Ave N	Main electrical switch gear & generator replacement	Bidding
2415 N 3 rd , Hiawatha Towers, 1707 3 rd Ave	Roof replacement	Planning/bidding
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
1900 3 rd St NE	Roof replacement, exterior façade restoration	Planning
630 Cedar Ave S	Exterior façade restoration	Planning
1015 4 th Ave N	Envelope/window repairs	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites – Five Sites	Redevelopment/densification of five sites to create 25 new family units	Planning/pursuing financing
Snellings (3755 Snelling & 3205 E 37 th St)	Conversion & comprehensive rehab	Planning
Glendale Townhomes	TBD – exploring rehab & redevelopment options	Ongoing resident engagement; site studies

Major Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR homes – various scattered sites	2026 improvements: unit modernization at turn	Ongoing
CHR homes – State funded investments	Exterior/structural repairs at 7 homes, deep turns at ~20 homes, radon testing & mitigation (as needed)	Underway
800 5 th /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	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	Awarding contract/underway
1515 Park Avenue South	ADA shower replacement	Underway
1717 Washington St NE	Roof replacement	Contract awarded; spring 2026 start
Fifth Avenue Highrises	Entry vestibule upgrades	Contract awarded; mid-February 2026 start
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; 7 add't exterior rehabs & radon testing across portfolio underway**
- **Deep turns ongoing; 5 completed YTD**



809/828 Spring Conversion, Preservation & Expansion



- Comprehensive renovation utilizing HUD's RAD/Section 18 blend program & LIHTC/debt financing; serving as agency's Restore-Rebuild (R-R) pilot
- Addresses short- and long-term capital needs for both buildings; other improvements include enhanced resident amenities, new building systems, and adding 15 new units in adjacent building addition
- **Construction started July 21**
- **First phases of units turned over at 809/828; second phases turning over February/March 2026**
- **824 addition framed/roofed**

Timeline (subject to change)

Construction Underway

824 Spring Addition Weather-Tight

Construction 50% Complete

Construction Complete

RAD conversion for R-R units

Perm Loan Conversion

July '25



Feb '26

Mar '26

Oct '26

Sept – Dec '26

Apr '27

Snellings Conversion & Preservation



- MPHA's next comprehensive renovation utilizing HUD's RAD/Section 18 blend conversion program; partially funded by MN Housing's POHP cash program
- Will address short- and long-term capital needs for both buildings; other potential improvements include but are not limited to enhanced amenities, unit updates including ADA improvements, and building systems improvements.

Timeline (subject to change)



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. Construction underway.	\$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). Construction underway.	\$750,000	\$109,000
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. Construction underway.	\$500,000	\$48,000
Highrise Elevator Modernization – 600 18 th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	\$700,000	\$700,000
Highrise Elevator Modernization – 1314 44 th 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. Construction underway.	\$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 substantially complete.	\$1,500,000	\$1,500,000

Public Housing Tax Levy – 2026



Project	Description	Levy Budget	Funds Expended
Scattered Sites Infill Project	Five-site, 25-unit infill/redevelopment project in non-ACP50 areas. Redevelops seven units that have a current need of over \$430K. Leveraged with PBV support and 4% bonds/LIHTC, debt, soft sources and MTW resources. Target closing: 2026-2027.	\$1,000,000	\$0
Highrise Preservation	Comprehensive rehab/preservation of two south Mpls high-rises. Scope of work anticipated to address current/upcoming needs including enhanced amenities, unit updates including ADA improvements, and building systems improvements; leveraged with HUD's RAD/S18 Blend Program and MTW resources, as well as state POHP cash resources. Target closing: 2027.	\$1,500,000	\$0
Glendale	Predevelopment activities including extensive resident engagement to advance project goals and objectives. MPHA anticipates preserving the existing number of units (184) and is exploring options for new unit creation. Opportunity to address \$30+M of current and future needs and add units in an area of opportunity.	\$1,000,000	\$0
Highrise Elevator Modernization – 350 Van White Mem Blvd	Comprehensive elevator modernization at an elderly-designated building. Construction underway March 2026.	\$500,000	\$0
Highrise Boiler Plant Replacement – 350 Van White Mem Blvd	Boiler plant replacement with new, energy-efficient condensing boilers at an elderly-designated building. Construction underway spring 2026.	\$1,000,000	\$0

Receipt of levy proceeds expected in two installments – mid-year and year-end 2026.

Community Update

Prepared for the MPHA Board of Commissioners



February 2026 Community Update

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Agency Press Releases/Blog Posts

Supporting Residents During Development Projects: MPHA's Hassan Yarow

January 22, 2026

When the agency needs to replace decades-old windows in residents' units or coordinates large-scale redevelopments like the [Elliot Twins](#) or [Spring Manor](#), Hassan Yarow ensures residents have everything they need to make this process as smooth as possible.

Hassan joined the MPHA team as a temporary community resource specialist in 2020, a role that helped connect residents with essential resources during the height of the pandemic. Hassan coordinated the delivery of household and personal care essentials across high-rise properties, connected residents with local social service providers, and established a resident volunteer board. By the end of 2020, this temporary role concluded.

In 2021, Hassan transitioned into a full-time work order coordinator role. In this role, Hassan answered phone calls from residents whose units needed maintenance and helped schedule the work. Hassan credits this role for teaching him MPHA's systems and establishing himself at the agency. By the end of 2022, Hassan was ready for a new challenge and applied for a role in the Housing Choice Vouchers department. He became an HCV eligibility technician, managing over 300 cases. In this role, he gained knowledge on lease enforcement and helped participants with interim case updates and the annual recertifications for eligibility verification.

In 2024, a relocation coordinator role in the Planning and Development department opened, and Hassan applied and was hired shortly thereafter. To residents at buildings undergoing redevelopment or construction, Hassan is a familiar face. Hassan serves as a liaison between MPHA's project managers and residents. The role is more than just logistics—it's about bridging the gap between the construction team, property management, social services and residents during the stress of redevelopment and construction projects.

"I work with each resident to make sure they feel informed about the construction projects logistics and know their rights as residents," said **Hassan Yarow, Relocation Coordinator for the Minneapolis Public Housing Authority**. "I explain the policies and relocation plans in plain language. I listen to residents' concerns and ensure language barriers, or other barriers, are overcome and accommodations are in place, when needed."

Hassan is key in making sure residents feel prepared and heard during redevelopment projects, like the Elliot Twins and Spring Manor. He helps translate construction logistics, resident protections, and U.S. Department of Housing and Urban Redevelopment jargon in a way everyone can understand. Hassan is also fluent in all Somali dialects, helping him overcome language barriers and build trust more quickly with Somali residents. His ability to translate both verbally and in writing ensures residents understand how construction projects will impact them and helps them prepare for it ahead of time.

With smaller projects such as flooring replacements at Cedars and [window replacements at Holland High-Rise](#) and Art Love Manor, Hassan knocks on resident' doors 24 hours ahead of each unit's scheduled

construction. He explains the project, fields any last-minute questions, ensures every resident knows the required unit prep (like moving furniture or vacating the space at a certain time, etc.), and aids in that prep, if needed. On the day of construction, Hassan stops by the unit again to confirm the unit is ready, helps the resident with any last-minute prep, if needed, and unlocks the units for construction crews; making the process as smooth and stress-free as possible for residents.

“It’s such a meaningful experience for me to support residents during development or rehabilitation projects,” **said Hassan.** “I help these families navigate through the uncertainty they feel, making sure they leave our conversations feeling informed, respected, and supported every step of the way.”

It’s thanks to Hassan and the Planning and Development staff that MPHA’s redevelopment projects have been so successful, ensuring that residents are centered throughout the planning and construction process. And with MPHA ongoing work at Spring Manor and upcoming work at the [Glendale Townhomes](#), [Cedars](#), [Snelling Manor](#), and [37th Street Manor](#), Hassan will continue to be a key piece of that success.

###

[From Social Work to Property Management: Dega Ali](#)

February 10, 2026

Dega Ali has worked directly with MPHA residents for over 20 years, but it wasn't until last September that she was employed by the agency.

In 2004, as Dega wrapped up her final classes earning her bachelor's degree in social work, she was encouraged to apply for a role with Volunteers of America (VOA). Despite being skeptical it would be a good fit, Dega applied and received a role as a social worker, working directly with MPHA high-rise residents. Dega didn't know it would turn into nearly two decades of purpose-driven work.

Dega worked to help individuals navigate crisis, secure rent support, access mental health services, and connect with resources so they could stay safely housed. She saw first-hand [MPHA's all-of-the-above approach to keeping residents housed](#). She worked directly with MPHA staff to [secure rent help through Hennepin County](#) when residents needed support paying back-owed rent.

"I love that MPHA doesn't just get people housed but they do everything they can to work directly with [VOA] to ensure people stay housed," **said Dega.**

Over time, her responsibilities grew. Dega worked as a crisis team leader, ensuring any residents in crisis received proper support in the moment and follow up after the fact. Later, she was promoted to a program manager coordinating services and supporting residents facing urgent and complex challenges.

"MPHA provides the vital resource of home," **said Dega Ali, Assistant Property Manager at the Minneapolis Public Housing Authority.** "At VOA, our main goal was to ensure MPHA residents kept their housing by offering mental health services, securing rent help, or really any services they might need to thrive in MPHA housing. We were there to support residents with whatever they needed."

After working as a VOA social worker serving MPHA residents for 19 years, Dega took a break from working to focus on caring for her four sons for about a year. And when she was ready to return to the field, it was thanks to close ties with MPHA staff that Dega heard about a job opening on the Family Housing Operations team. Dega applied for and received an assistant property manager role in September 2025.

In Dega's first week on the job, her email inbox was flooded with warm welcomes and messages of congratulation from MPHA staff she'd worked with alongside over the years through VOA.

"It's like I never left," **said Dega.** "The day I got hired my email was just flooded with emails from MPHA staff I had worked with for years. It was like coming home."

As the assistant property manager, Dega supports family housing property management, namely the [Glendale Townhomes](#) and a handful of scattered site homes. She works closely with residents everyday listening to concerns, coordinating maintenances efforts, helps with office hours, minor lease violations, occupancy transfers, and reasonable accommodations.

"It has been a really natural transition settling into this role with MPHA because of my social work

background,” **said Dega.** “My inclination is to serve people and with MPHA’s mission is to take care of residents, it is a good fit.”

Dega is dedicated to service residents well and her decades-long commitment to serving residents now continues as an MPHA assistant property manager.

###

Media Clips

Landlords, activists worried as rent comes due amid ICE surge (Finance & Commerce)

By Dan Nette
February 2, 2026

In the past month, HOME Line's co-executive director said 86 households have contacted the nonprofit because immigration enforcement has destabilized their housing, a number that she said "barely scratches the surface," because tenants likely aren't contacting HOME Line out of fear.

"We're seeing a nearly 80% increase in renters seeking financial assistance compared to last year, levels that exceed even the early months of the COVID pandemic," Jess Zarik of HOME Line said. "More and more renters are calling because they are on the brink, behind on rent, facing sudden income loss, or afraid that one more crisis will push them out of their homes."

This is why Zarik, along with dozens of other protestors, as well as at the city councils of Minneapolis, St. Paul and Roseville, are all calling for Gov. Tim Walz to declare a state of emergency due to Operation Metro Surge and then implement an [eviction moratorium](#).

At the Friday rally, dozens of people gathered outside the Minneapolis Public Housing Authority to urge Walz to enact an eviction moratorium. During the rally, Zarik said while the number of evictions filed for statewide match up to typical numbers this time of year, she said eviction filings "trail behind harm."

During the rally, DFL state Sen. Omar Fateh said he has heard countless stories from neighbors who say they are afraid to go outside.

"I've heard from neighbors that have told me they're afraid to go to work, they're afraid to go to grocery stores, they're afraid to seek medical attention," he said. "While they're scared to go out, their bills are piling up."

The eviction moratorium, Fateh, Zarik and many others argued throughout the rally, would keep already vulnerable neighbors in their homes during the heightened presence of federal immigration agents who have been detaining documented and undocumented immigrants as well as U.S. citizens.

The calls for the moratorium have been met with some resistance from landlords. During the Jan. 15 Minneapolis City Council meeting, Minnesota Multi Housing Association President Cecil Smith said the landlords most impacted by a moratorium would be affordable housing providers. Smith declined to comment further when contacted for an interview by Finance & Commerce.

During an interview last week, Trellis CEO and President Elizabeth Flannery said the nonprofit is "completely on board with the intent" of the moratorium but is opposed to the action as it would be harmful to the industry and hurt primarily affordable housing providers. Flannery called the rent relief during the pandemic a "lifesaver" and said finding resources and funding for larger-scale rent aid would be a more effective strategy. Trellis owns 4,500 units throughout the metro.

Flannery said the nonprofit is working with residents to help refer them to resources that can help with rent. A frequent action for Trellis, she said, is to file for an eviction, which then qualifies a resident for emergency rental assistance, and later the nonprofit has the eviction dismissed and expunged. Flannery said Trellis is preparing to do this on a larger scale.

“We are making our team aware of those resources, we’re making our residents aware of those resources,” she said. “We’re gearing up for the fact that we think a lot of people will be struggling to come up with rent.”

In an interview after the Friday rally, Minneapolis City Council Member Aisha Chughtai said she would like to believe that there are a lot of good faith housing providers.

“Do you know how difficult it is to access legal resources when your landlord files an eviction against you? You should just trust that your landlord is operating in good faith and isn’t going to evict you from your home?” she said. “No, that’s not how it works.”

During the rally, protestors pointed specifically to the Minneapolis Public Housing Authority for filing 41 evictions in January, the most of any landlord. The agency — which is the city’s largest landlord — is disallowed by federal regulation from waiving rental arrears. MPHA Communications Director Drew Halunen said in a statement that the agency has a specific team that works with residents who are struggling to meet rent.

“Since 2023, this team has helped MPHA residents complete over 1,450 applications to receive nearly \$2.4 million in rent relief through Hennepin County’s rental assistance programs,” Halunen said, calling eviction a tool of “absolute last resort.”

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