



Glendale Bonding Request & Child Homelessness Funding Request

Prepared for 2026 State Legislative Session

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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).

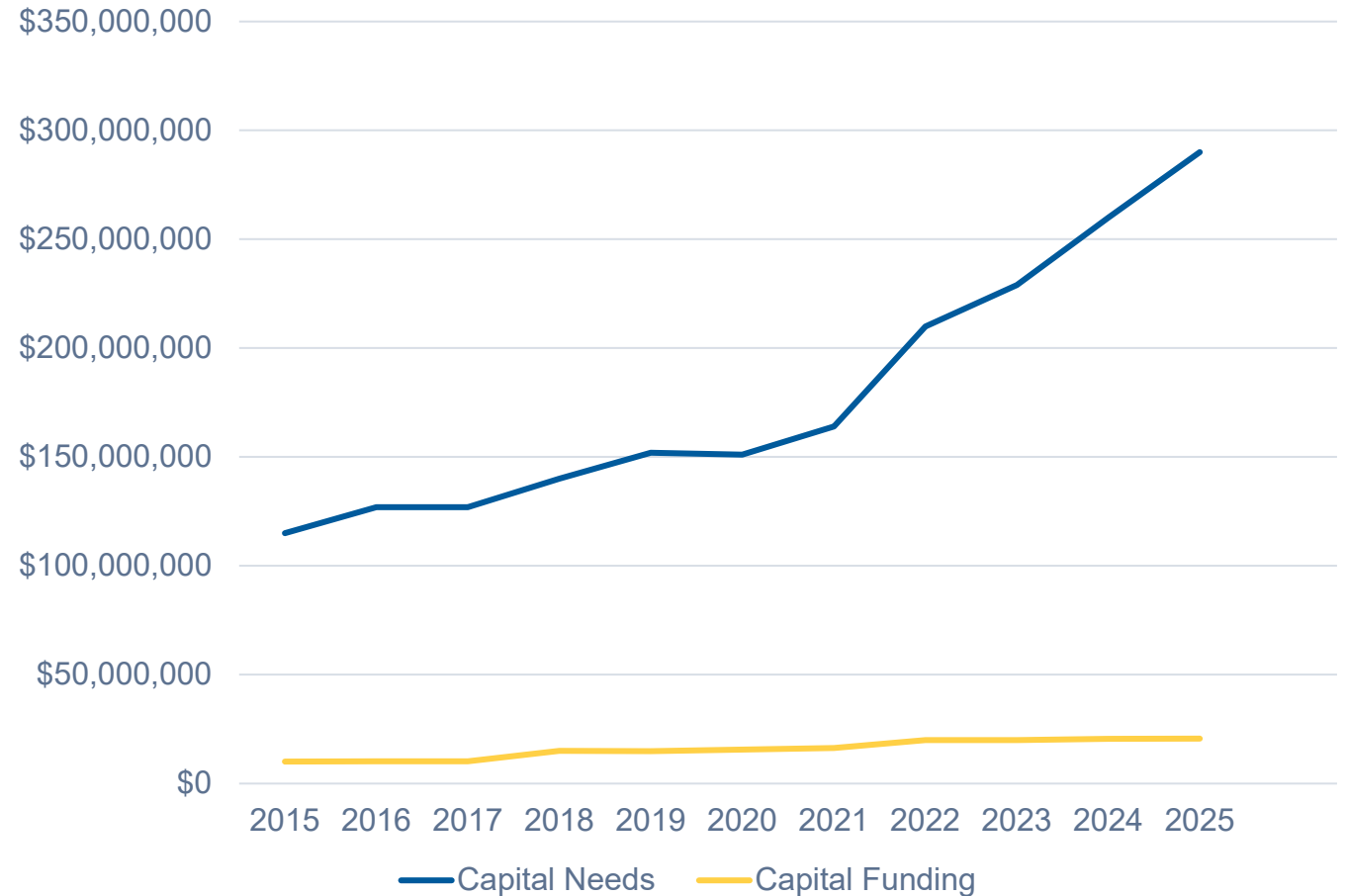
*LIPH, Glendale, Elliot Twins

**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

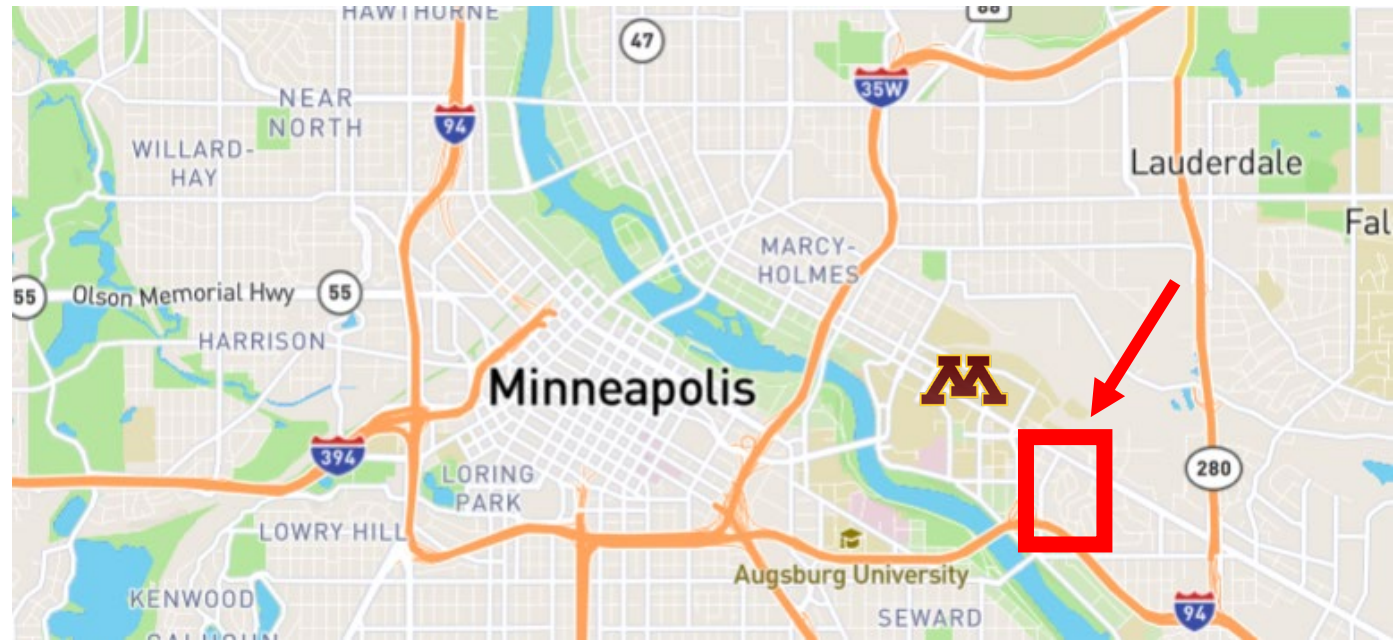
Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
Five-Site, Five-Plex Scattered Site Infill Project	<ul style="list-style-type: none"> • Project enabled by 2040 Plan • Taking five MPHA-owned sites and building five-plexes, each having four 3-bedrooms, and one 5-bedroom (creating 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

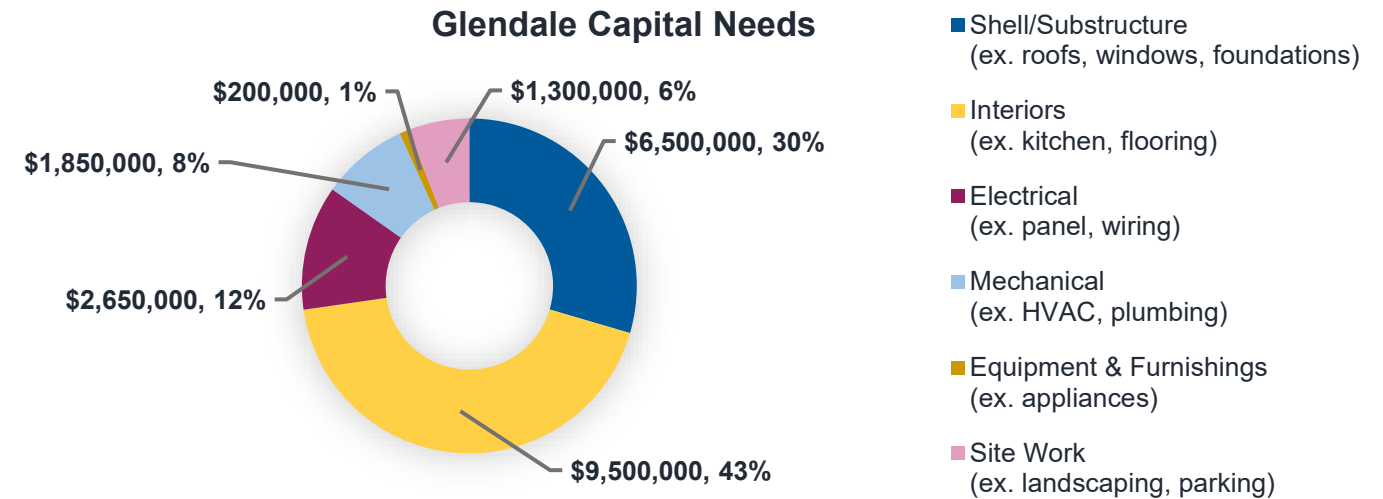
Glendale Townhomes

- 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.

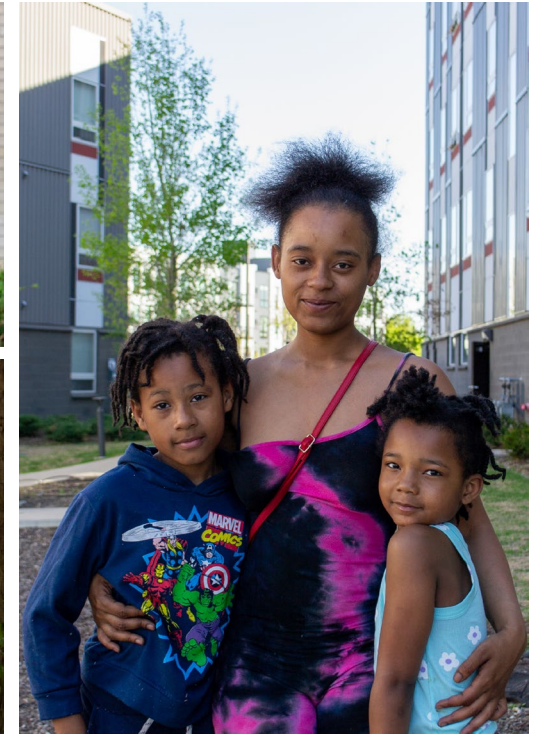


Glendale Resident Priorities in Rehab/Redevelopment

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