



NOTICE AND AGENDA

March 25, 2026

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 12:00 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 March 25, 2026
- Minutes of Regular Meeting of February 25, 2026

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.



CONSENT ITEMS:

- ITEM NO. 1: ***Roof Replacement at Hiawatha Tower***
[Laura Dykema, Director of Planning & Development]

RECEIVE AND FILE:

- Executive Director's Update, March 2026
- FY 2025 Uncollectible Accounts Written Off
- Monthly Performance Report, February 2026
- Community Updates, March 2026

NEXT REGULAR MEETING:

- Wednesday, April 22, 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**

February 25, 2026

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:31 PM on Wednesday, February 25, 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 1:36 PM</i> |
| • Medaria Arradondo | Commissioner | |
| • Gloria Freeman | Commissioner | <i>Arrived at 1:33 PM</i> |
| • Abdullahi Isse | Commissioner | |
| • Tamir Mohamud | Commissioner | |
| • Tom Nordyke | Commissioner | |
| • Danielle Werder | Commissioner | |

The following others also being present:

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

MPHA Sr. Executive Assistant, Jocelynn 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 Nordyke. Upon a voice vote, the chair declared the motion carried.

APPROVAL OF MEETING MINUTES:

The minutes of the Annual Meeting of January 28, 2026, were presented for approval. Commissioner Porte moved the minutes be accepted as presented. The motion was seconded by Commissioner Isse. Upon a voice vote, the chair declared the motion carried.



NEW/PROMOTED STAFF INTRODUCTIONS:

- N/A

MPHA SUCCESS STORY:

- Heidi Ruud, MPHA Security Manager, shared with the board the improvements in highrise building security since electing to move to an in-house hiring and training program for security dispatchers.

CHAIR'S UPDATE:

- Chair Reich reported that the Executive Committee met prior to the board meeting of February 25, 2026 at 12:30 PM.

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON'S UPDATE:

- Belinda Walker reported that the RAB met at 12:00 PM prior to the board meeting of February 25, 2026. All agenda items were discussed and approved.

DISCUSSION/RESOLUTION:

- ITEM NO. 1: ***Housing Choice Voucher (HCV) Cost Saving Measures***
 [Dominic Mitchell, Deputy Executive Director]
 [Alyssa Keil, Assistant Director of Section 8]
 [Brandon Crow, Director of HCV]
 [Document No. 2026 - 17]

Staff members presented the board recommendations to the board. Commissioner Nordyke moved approval of the recommendation set forth in the report. Commissioner Porte seconded the motion. Board Chair Reich opened the floor for discussion of the proposal. Upon a voice vote, the chair declared the motion carried with the inclusion of a verbal amendment directing staff to report back to the board with additional details on the process for implementation of the changes, a description of resources available to affected voucher holders, and the application and definition of 'hardship'.

- ITEM NO. 2: ***General Contractor/Consultant Services at Glendale Townhomes***
 [Laura Dykema, Director of Planning & Development]
 [Document No. 2026 – 18]

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



RECEIVE AND FILE ITEMS:

- Executive Director's Update, February 2026
[Document No. 2026 – 19]
- MPHA 2026 State Legislative Education Presentation
[Document No. 2026 – 20]
- Monthly Performance Report, January 2026
[Document No. 2026 – 21]
- Community Update, February 2026
[Document No. 2026 – 22]

ADJOURNMENT:

There being no further business to come before the board during this meeting and upon a motion duly made by Commissioner Nordyke and seconded by Commissioner Mohamud, the meeting adjourned at 2:53 PM.

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

March 25, 2026

DATE THESE MINUTES WERE APPROVED



March 25, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Roof Replacement at Hiawatha Towers

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plan for FY 2026 as part of the Agency's 2026 Moving to Work (MTW) Annual Plan. Roof replacement at Hiawatha Towers 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 March 25, 2026 meeting.

Budget Impact: Expenditures will be charged to the Capital Fund Program as originally planned in the 2026 annual approved budget.

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 \$2,698,750 with Central Roofing Company, for roof replacement at Hiawatha Towers.

Hiawatha Towers, a campus site located at 2019/2121 16th Avenue South and 1700 East 22nd Street, are three, 12-story high-rises with a total of 281 residential units, built in 1963. The site also features a single-story office/maintenance building, located at 2123 16th Avenue South. The age of the existing built-up roof systems is nearly 30 years old and, although MPHA has performed regular maintenance to extend the serviceable life, roof replacement is now needed. Along with new, 30-year fully adhered roof systems for the towers and office facility, the scope of this project also includes added insulation, roof access door replacement, and re-certification of the lightening protection systems.

On February 10, 2026, an invitation for bids was publicly advertised with a bid due date of March 10, 2026. The following bids were received:

ML Beasley Roofing	<i>Withdrew Bid</i>
Central Roofing Company	\$2,698,750.00
Huot Construction Services	\$2,916,790.06
BL Dalsin Roofing	\$3,058,738.00
Berwald Roofing Company	\$3,153,410.00
Lionheart Building & Consultants	\$3,713,000.00

The lowest responsive bidder, Central Roofing Company, has successfully completed roof replacement 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.



March 25, 2026

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

Since last year, MPHA property management and maintenance team members have been preparing for the U.S. Department of Housing and Urban Development's (HUD) new public housing inspection system, National Standards for the Physical Inspection of Real Estate (NSPIRE). In the agency's most recent inspection under HUD's old public housing inspections system, MPHA scored a 98.5% physical inspection score. Aiming to achieve continued excellence with NSPIRE, MPHA team members have participated in mock inspections and building system reviews to prepare for the new inspection system.

In February, MPHA underwent its first NSPIRE inspections, starting with its scattered site family housing and Glendale (AMPs 1 and 2). And late last month, MPHA received its first NSPIRE scores. I am pleased to share that MPHA scored 94 out of 100 for its family housing portfolio and 99 out of 100 at Glendale.

These strong scores reflect the hard work and dedication of our family operations team, led by Rashid Issack, and the various maintenance teams, led by Anthony Rowe, who work tirelessly to deliver quality housing to MPHA residents. A great deal of credit is owed to the many team members involved in these scores and to the shared commitment of focusing on our core competency of providing quality, well-managed homes. This early success is encouraging, and I look forward to sharing the results of MPHA's full portfolio NSPIRE scores when high-rise inspections wrap up in May.

Elsewhere in the agency, MPHA submitted a Community Project Funding request to Congresswoman Ilhan Omar's office for \$1 million in electrical and fire system replacement work at Lowry Towers in North Minneapolis. The existing equipment in the 193-unit high-rise has surpassed its serviceable/useful life and replacement will improve reliability and reduce the risk of outages or failures. The fire pump and fire pump controller will be replaced, ensuring the building's fire protection system continues to provide adequate water pressure in the event of a fire. In addition, the original electrical switchgear will be replaced along with installing new emergency generator will be installed to maintain power to critical life-safety systems during utility outages.

This funding request will travel through the annual appropriations process in Congress, like the \$2 million direct federal appropriation the agency received last month to support MPHA's Scattered Site Missing Middle project. While the funding is not guaranteed and congressional appropriations being increasingly unpredictable in recent years, my office will keep the board updated on its progress in the months ahead.



March 25, 2026

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: FY 2025 Uncollectible Accounts Written-Off

Minneapolis Public Housing Authority's (MPHA's) policy on Writing-Off Uncollectible Accounts requires that accounts determined to be uncollectible must be written-off or adjusted promptly to ensure accurate financial records. MPHA's Executive Director is authorized to approve the write-off of uncollectible account balances that meet the policy's criteria. The policy also requires that the total amount of debt written off each year must be reported to the Board of Commissioners within 90 days following the end of the fiscal year for uncollectible debt written off during the prior fiscal year.

During 2025, a total of \$436,681 owed to MPHA was written off in the following areas:

MPHA wrote off \$430,513 in unpaid charges for 272 former Public Housing tenants consisting of \$218,464 in rent charges, \$80,029 in retroactive rent charges, \$4,554 in excess utility charges, \$36,942 in sales and service charges, and \$90,523 in legal charges related to evictions. In 2024, the Public Housing write-offs totaled \$342,272.

MPHA wrote off \$3,796 for former Section 8 participants. These write-offs occurred because these participants did not timely report income increases when they were receiving utility reimbursement allowances and were subsequently terminated from the program. In 2024, Section 8 write-offs totaled \$3,799.

MPHA wrote off \$2,372 for payroll and benefit items in 2025. This is an increase from the 2024 write-off that totaled \$93. This write-off occurs primarily because of timing between employee benefit payments and payroll deductions when employees terminate employment. Recent conversions to new payroll and benefits providers also led to some uncollectible amounts.

In 2025, Community Housing Resources (CHR) wrote off balances owed by 18 tenants who vacated owing a total of \$53,820. The amount consists of \$36,879 in rent owed, \$5,363 in excess utility charges, \$8,875 in sales and service charges, and \$2,703 in legal charges. In 2024, CHR write-offs totaled \$29,653.

In 2025, Elliotts LP wrote off balances owed by 8 tenants who vacated owing a total of \$5,222. The amount consists of \$3,870 in rent owed, and \$1,352 in legal charges. In 2024, Elliotts LP write-offs totaled \$12,013.

In 2025, Family Housing Resources (FHR) wrote off amounts owed by 1 former tenant who owed \$444 in rent charges and \$80 in sales and service charges. FHR had no write-offs in 2024.

Given the low likelihood of collection after a tenant vacates, accounting policy requires removing outstanding balances from the financial statements. However, collection efforts will continue for



these tenant accounts. Eligible amounts owed to MPHA have been referred to the State of Minnesota's Revenue Recapture Program. In 2025, MPHA received \$36,075 through the Revenue Recapture Program.

For questions or further information regarding this matter, please contact Tim Durose, Chief Financial Officer at tdurose@mplspha.org or 612-342-1410.



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending February 28, 2016

Contents

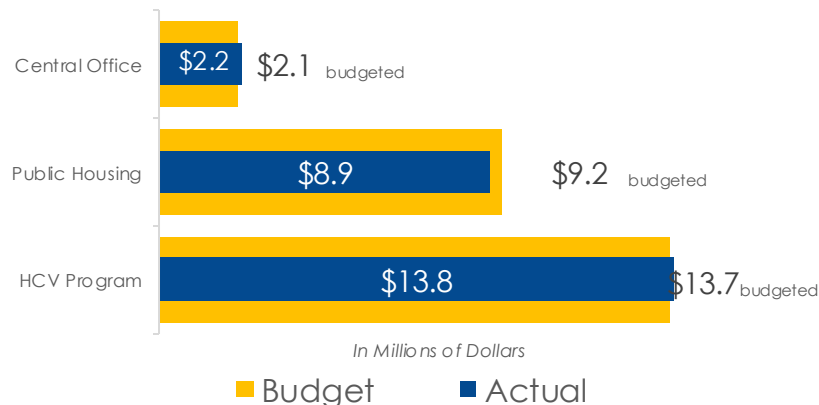
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects

Operating Sources and Uses

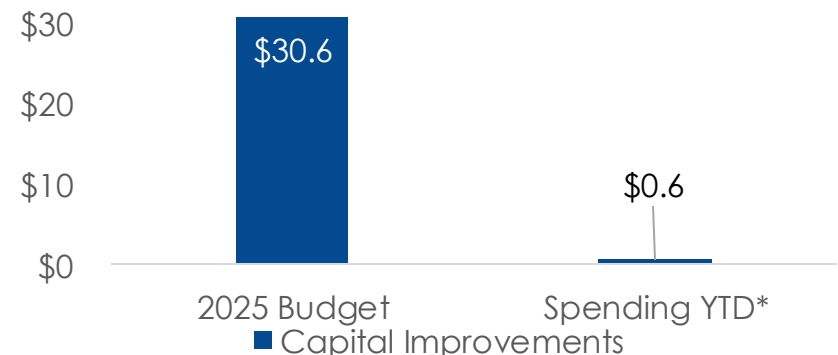
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable)		Variance %
			Variance		
Tenant Revenue -Rents & Other	\$ 3,347,162	\$ 3,289,939	\$ (57,223)		-2%
Public Housing Operating Subsidy	\$ 3,340,612	\$ 3,031,822	\$ (308,790)		-9%
HCV HAP Subsidy & Admin Fees	\$ 13,410,697	\$ 13,534,242	\$ 123,545		1%
Other Revenues, Fees, & Grants	\$ 453,418	\$ 545,861	\$ 92,443		20%
Transfers-In	\$ -	\$ -	\$ -		n/a
Total Sources	\$ 20,551,889	\$ 20,401,864	\$ (150,025)		-1%
Uses					
Public Housing Operations	\$ 9,221,394	\$ 8,926,359	\$ 295,035		3%
Housing Choice Vouchers	\$ 11,283,235	\$ 11,418,298	\$ (135,063)		-1%
MTW Initiatives and Other Services	\$ 71,168	\$ 31,913	\$ 39,255		55%
Total Uses	\$ 20,575,797	\$ 20,376,570	\$ 199,227		1%
Net Sources/(Uses)	\$ (23,908)	\$ 25,294	\$ 49,202		206%

Year to Date (YTD) Expenses



MTW Capital Fund Program

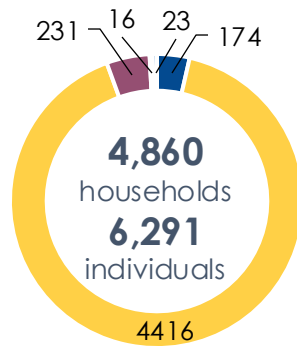


*An additional \$7.7 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*



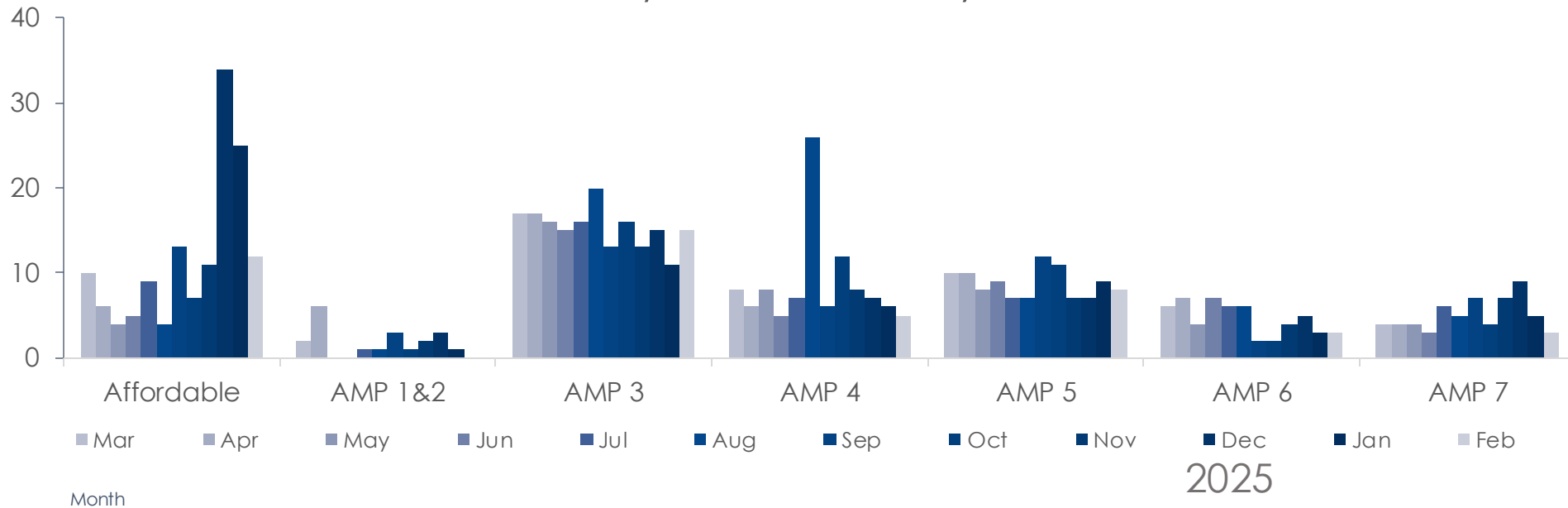
4,860
households
6,291
individuals

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

46
new units leased
during month

98%
occupancy

Monthly Units Leased by AMP



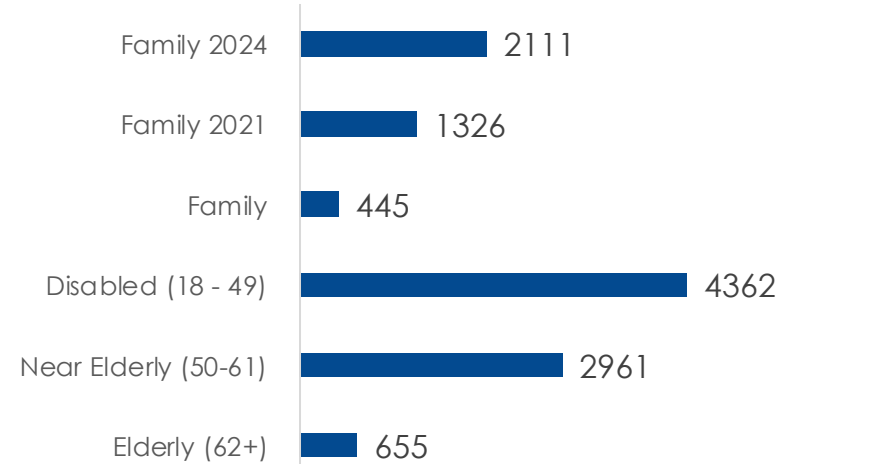
*At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

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

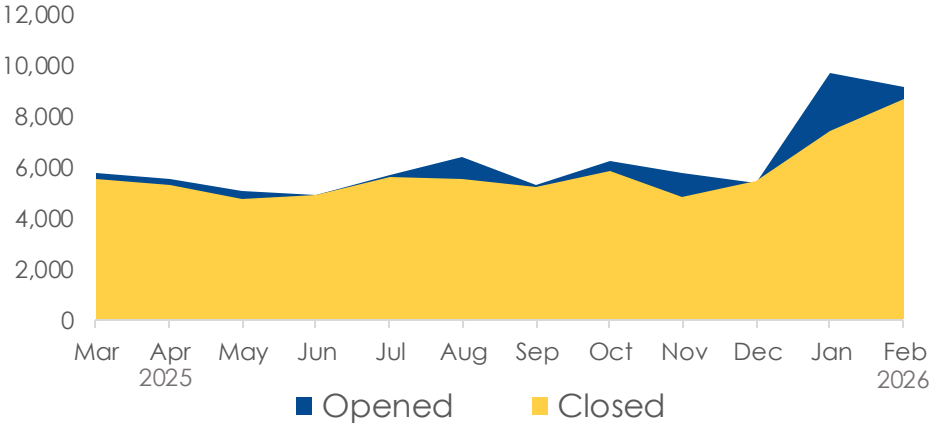
Public Housing Programs

Reason for Vacating Unit	Count
Other	13
Death	8
Moving in with or closer to Family	7
Evicted - Non Payment	5
To Nursing Home	4
Dislikes Neighborhood	3
Found Alternative Housing	3
Moving Out of Town	2
Dislike Unit	2
Illness	1
Left Country	1
Skip	1

Applicants on Waiting List



Work Orders Opened and Completed by Month

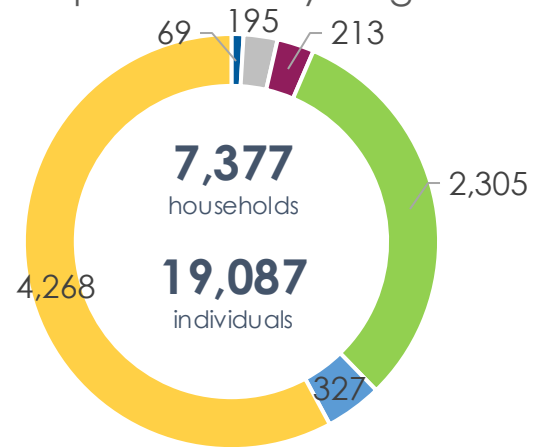


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	142	92%	1
Urgent: 1 Day	896	79%	53
After Hours Non-Emergency: 2 Days	1	0%	18
Important: 3 Days	1296	64%	4
Routine: 10 Days	642	81%	6
Non-Routine: 20 Days	512	94%	8
Pest Control	333	100%	11

Housing Choice Voucher Programs



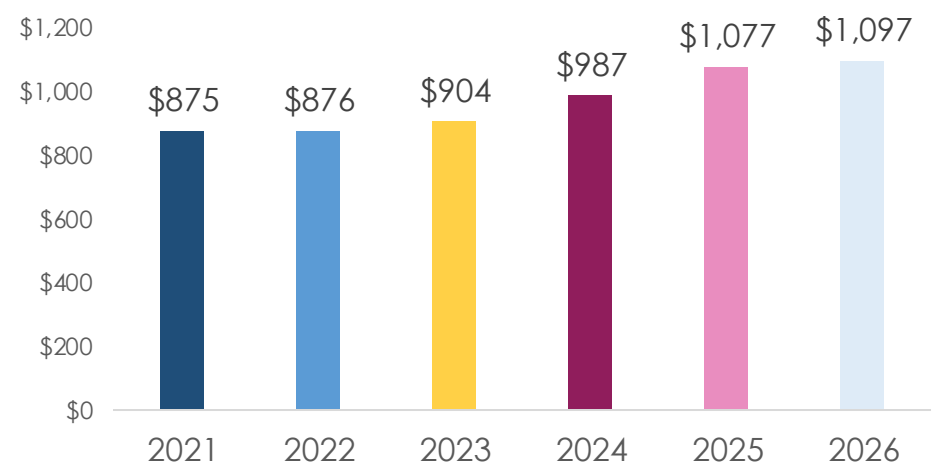
People Served by Program*



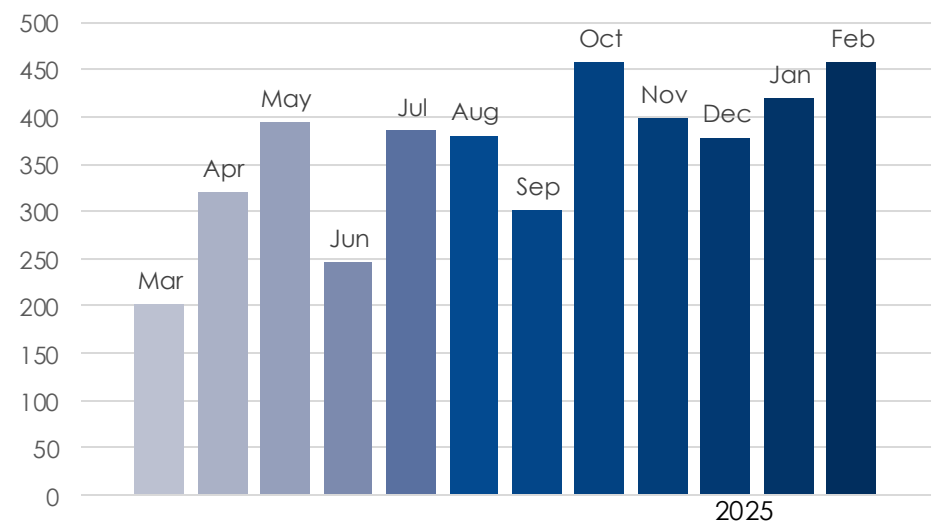
- Sponsor-Based
- Mod Rehab
- FUP and VASH

- Stable Homes Stable Schools
- Project-Based
- Tenant-Based

Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

Applicants on Waiting List



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	Under contract (2415), bidding (Hiawatha), planning (1707)
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	Bidding/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	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	Underway March 2026
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/mitigation across portfolio underway**
- **Deep turns ongoing; 9 completed YTD**

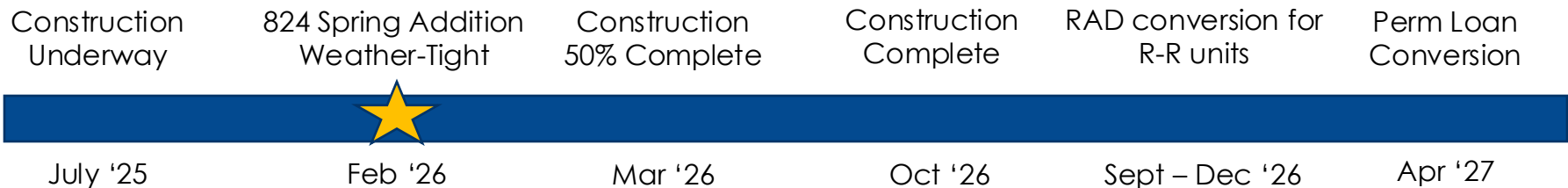


809/828 Spring Conversion, Preservation & Expansion



- 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 and second phases of units turned over at 809; second phase of units at 828 turning over March 2026**
- **824 addition weather-tight**

Timeline (subject to change)



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 capital needs for both buildings; other improvements include enhanced amenities, ADA improvements, and building systems improvements.
- **RAD application submitted to HUD; expect approval on next steps in March 2026**

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	\$344,000
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

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

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	\$975
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.

February 2026

Community Update

Prepared for the MPHA Board of Commissioners



March 2026 Community Update

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Agency Press Releases/Blog Posts

With General Contractor Set, Glendale Planning Advances

February 26, 2026

Yesterday, the MPHA Board of Commissioners approved [Frerichs Construction](#) as the general contractor/consultant for an upcoming construction project at the [Glendale Townhomes](#). This move follows the Board of Commissioners recently approving [UrbanWorks](#) as the architect for the project. With these firms in place, MPHA can move forward with additional fact-finding and planning work at Glendale, with the goal of solidifying an approach for the upcoming project in the months ahead. These teams will work with the Glendale resident advisory group and engage with the broader resident community as MPHA works towards a summer announcement detailing the plans for Glendale's future.

Following a series of large community meetings [MPHA began hosting in 2024](#), MPHA staff established the Glendale resident advisory group in late 2025. The resident advisory group is helping MPHA staff, architects, and construction teams to further explore resident priorities and help inform broader resident engagement activities being planned for this spring. In addition to hosting a series of large community meetings, project architects will spend time with Glendale families in their homes to better understand residents' lived experience and priorities—an approach MPHA used in the planning for its [Family Housing Expansion Project](#).

Since 2024, MPHA staff have met with Glendale residents to discuss what improvements they would prioritize with any renovation or redevelopment project at the site. The agency has been exploring various options that will both meet residents' modern-day needs while also addressing the site's growing capital backlog, currently estimated at more than \$22 million. During these meetings, [Glendale residents identified 11 priorities for improvements](#) that include livability and accessibility upgrades, adding bedrooms and bathrooms, adding larger and smaller bedroom types to accommodate various family sizes and those aging in place, as well as improving building systems. From this feedback, MPHA staff presented potential project approaches that included large-scale renovation along with more comprehensive redevelopment that would include new units and discussed how each may be able to address resident priorities.

As planning work continues in the coming months, MPHA staff, architects, and construction teams will continue to seek resident feedback on desired improvements and priorities, including invitations for residents to participate in architect home visits and larger community meetings later this spring. Using the feedback gathered this spring, coupled with resident feedback the agency has collected since 2024, MPHA will finalize a plan for Glendale's future to be announced later this summer. At that time, MPHA staff will begin seeking necessary city, state, and federal approvals to advance a major construction project at Glendale. Tentatively, the agency's goal is for construction to begin at Glendale in late 2027/early 2028.

###

Stable Homes Stable Schools Helps the Albert Family

March 4, 2026

A little over a year ago, Jennifer Albert brought her family to Minneapolis to make a better life for her four kids. Leaving behind a small town in Louisiana, she was happy to find Minneapolis offered free family-friendly activities and the foundation to give more to her kids than she had growing up.

Jennifer and her kids moved in with her sister's family. But the living arrangements were temporary and she needed to find an affordable long-term housing solution that could accommodate her kids better.

"I came here trying to find a better start," said Jennifer Albert, a Stable Homes Stable Schools participant. "I want more for my kids than I had. [...] I am grateful for getting into the program."

Needing help to get her footing here in Minneapolis, Jennifer reached out to the counselor at her daughters' elementary school, Nellie Stone Johnson. The counselor helped Jennifer apply for [Stable Homes Stable Schools](#). And soon enough, Jennifer was apartment shopping with MPHA, using a housing choice voucher on the private market through the program's housing placement and support assistance.

"This program really saved me," said Jennifer. "It blessed me in a major way. It was such a big relief off my shoulders."

Now, with the family's housing stabilized, Jennifer can focus on finding a job and her kids can focus on school. Jennifer is determined to pass the necessary state testing for an insurance license. She is also learning how to manage her money better with rent being affordable and predictable. Seeing changes in her kid's school performance and childhood development, Jennifer knows that the SHSS programming has changed her kids' lives.

"I do see a lot of differences in my kids [since receiving help through the program]," said Jennifer. "I've seen my older daughter's reading improving. My son's development is better—he's talking now. I have no doubt this has done wonders for myself and for my family."

Stable Homes Stable Schools is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools (MPS), along with the YMCA of the North as the service partner, working to reduce homelessness among families with elementary-aged kids in Minneapolis. The program is a holistic approach to addressing homelessness through prevention (emergency short- and medium-term assistance) and intervention (multi-year rental assistance and support services). Since 2019, more than 7,300* kids and 2,600* families have benefited from the program.

More than 340* families like Jennifer's have received multi-year rental assistance through SHSS' housing placement and support program. This multi-year rental assistance and wraparound services helps families escape or avoid homelessness and assists them in securing stable, long-term affordable housing. This includes housing search and tenant education to secure affordable housing in the private rental market.

Jennifer is grateful that SHSS exists for families like hers that need a little bit of help getting back on their feet. And with the city's 2026 budget [increasing annual funding to \\$3.6 million and including another \\$1.4 million in one-time funding](#), SHSS will be able to continue to support families for years to come.

*As of December 31, 2025

###

A Family Affair: Sisters Complete 8-Week Workforce Training Program

March 12, 2026

Last week, MPHA family housing residents and sisters Nimco and Asho Abdi reached a new milestone—they completed Twin Cities R!SE's (TCR) eight-week career readiness course side-by-side. These sisters are equipping themselves with everything from interview skills to emotional intelligence training so they can meet their full potential as they work to become nurses.

Since 2023, [MPHA and TCR have partnered](#) to support MPHA family housing residents on their journey toward meaningful careers. The partnership, a part of the larger Pathways to Success program, provides personal development, career training, and ongoing support that help MPHA residents secure employment and build lasting skills for long-term success. For Nimco and Asho, completing the first step of the program—an eight-week career readiness course—provided them confidence and momentum toward reaching their goals.

“I liked the training,” said Nimco Abdi, Minneapolis Public Housing Authority resident and Twin Cities R!SE participant. “I learned a lot. I learned interview skills. And the emotional intelligence training was helpful.”

Currently enrolled at Minneapolis College, Nimco and Asho believe the training helped support their education as they work towards degrees in nursing. After relocating to Minneapolis from Uganda in 2025 and enrolling in college earlier this year, the sisters appreciated the mock interviews and confidence building exercises as they prepare for their future nursing careers. Nimco has already begun her journey, currently working as an aide at an adult care center.

“We are both focused on getting our nursing degree,” said Nimco.

But it's not just Nimco and Asho that are taking advantage of the resources MPHA offers residents, their parents are working to purchase a home through the [Pathways to Success homeownership track](#). The Abdi family is taking full advantage of the holistic partnership to feel empowered, gain meaningful employment, and eventually become homeowners. And as the family pursues these milestones, they can do so comfortably, knowing they have a stable, affordable housing provided by MPHA.

MPHA's Pathways to Success is a comprehensive approach to empowering MPHA residents to achieve long-term financial stability. The program connects MPHA families with TCR to deliver career readiness training, PRG, Inc. (PRG) to provide specialized financial coaching and credit remediation services, and Twin Cities Habitat for Humanity (TCHFH) to connect families with homeownership education, financial coaching, and variety of homebuying tools to make homeownership a reality.

MPHA has made it easy for residents to learn about and sign up for the program. After a family has lived in an MPHA family home for a month, MPHA staff introduce them to the voluntary TCR program and explain the opportunities available. When residents express interest, MPHA staff helps enroll them in TCR's career training program. While the TCR program spans two years, the first milestone is an eight-week personal development and career readiness training.

As families near MPHA's income limits for its housing, agency staff share details about TCHFH's

homeownership and financial literacy programs. The TCHFH staff work with residents one-on-one to get them mortgage-ready with financial coaching, homeownership education, unique homebuying financial tools, assistance addressing collections and judgements, building savings for down-payments, and hands-on support both during and after their homebuying journey.

The Abdi family is one of many families using MPHA housing as a steppingstone to long-term stability. And with the help of the agency's Pathways to Success program, personal empowerment, meaningful employment, and homeownership are within reach for the Abdi family.

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For MPHA families interested in enrolling in the workforce, financial, or homeownership programs available through the Pathways to Success partnership, they can contact A Vue, MPHA Housing Stability Coordinator, at avue@mplspha.org or (612) 476-2959. Alternatively, they can speak with their property manager who can connect them with the partnership team.

###

MPHA Invested \$142 Million in Minneapolis Economy in 2025

March 20, 2026

Every day, MPHA helps provide stable, affordable housing to more than 26,000 people. But the agency's impact goes beyond just residents and program participants—MPHA invests millions in the local economy annually through contracted projects and services. In 2025, MPHA paid out \$142,710,556 in contracts to local landlords, construction companies, security firms, and social service providers.

“MPHA is a key infrastructure in the city of Minneapolis—both for the people it helps house and for its investment in the local economy,” said **Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority**. “MPHA maintained thousands of homes, hundreds of jobs, and invested more than one hundred and forty million dollars in our community last year. I am proud of the incredible work our team does every day to make our community better, and I look forward to MPHA continuing to increase its investments in the years ahead.”

The largest portion of MPHA's investment in the Twin Cities economy comes from administering nearly 7,500 [Housing Choice Vouchers \(HCV\)](#). Through MPHA's vouchers, the agency provides participants with a rental subsidy and [partners with landlords](#) and [affordable housing developers](#) in the private rental market. Last year, the agency allocated more than \$83 million in Housing Assistance Payments to local landlords on behalf of nearly 20,000 people who benefit from vouchers in Minneapolis.

With the agency's capital backlog estimated at more than \$290 million, MPHA completes substantial construction and renovation work every year. For the most complex projects, MPHA routinely contracts with local construction companies to supplement the work of its own in-house team of skilled maintenance and tradespeople. Last year, the agency broke ground on the largest public housing redevelopment in city history, [Spring Manor](#). Other recent examples include [\\$20 million in high-rise capital repairs](#) and [major exterior enveloping renovations at 65 scattered site family homes](#). In 2025, MPHA spent nearly \$50 million with local contractors on the agency's various construction projects.

Other major investments include security and social services, which are routinely listed as MPHA residents' top priorities in annual budget conversations. MPHA spends several million dollars every year on security and social services across its high-rise buildings and family housing portfolio. The agency leverages security personnel, property gates, secure building access, [and more to ensure its buildings are secure](#). Last year, the agency spent more than \$5 million on security services.

To bring social services and community resources to residents, MPHA has a long-standing partnership with Volunteers of America (VOA). The services VOA team members deliver include helping residents through case management, health screenings and education, and referrals for additional support (food, health, etc.). In recent years, MPHA has seen the need for these services increase significantly. In response, MPHA has increased its VOA funding to nearly \$1 million a year. This is part of a larger \$3.5 million allocated to local partnered social service providers in 2025. In addition to the social services provided by VOA, MPHA contracts community and resident council support through [Minneapolis Highrise Representative Council](#), housing stabilization support through [Stable Homes Stable School](#), and more.

Helping provide housing to more than 26,000 people, MPHA is a key infrastructure in the City of

Minneapolis and Twin Cities region. And with recent one-time and ongoing investments in MPHA by state and [local leaders](#), the agency is poised to continue to expand its investments in the years ahead.

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Landlords interested in partnering with MPHA to rent to voucher holders can find more information on the [property owners webpage](#).

Contractors looking for more information on bidding and to view current solicitations, visit the [contracting opportunities webpage](#).

###

Media Clips

Minneapolis surpassed \$1 billion in construction projects for 15th straight year (WCCO)

By Al Schoch

March 2, 2026

2025 was the 15th straight year that Minneapolis surpassed \$1 billion in construction projects.

Minneapolis Mayor Jacob Frey says there's a reason for that.

"People want to live in this great city. They want to do business in Minneapolis," said Frey. "They're looking to move here from the rest of the state, from the rest of the country, to live out a dream and to live in this incredible place that we have the opportunity to call home."

The mayor made the announcement at Spring Manor high-rise, where 38 units were rehabilitated at a cost of \$7 million. That's one of more than 12,000 building permits issued last year in Minneapolis, most of them for public housing improvements.

Other projects include medical facilities and office renovations.

"This partnership with the Minneapolis Public Housing Authority has been really critical," adds Frey. "And it's one great example of the kind of partnerships that we've set up, that has resulted in this over \$1 billion worth of construction permits."

The City of Minneapolis contributed more than \$20 million to a number of these projects through several city programs.

###

Minneapolis announces 15 straight years of \$1 billion in construction permits (FOX 9)

By Jeff Wald
March 2, 2026

MINNEAPOLIS (FOX 9) - Minneapolis city leaders gathered at the Spring Manor Highrise on Monday to announce an increase in plans for affordable housing in the city.

\$1 billion in construction permits

What we know: Minneapolis Mayor Jacob Frey announced at the news conference that for the 15th straight year, the city passed more than \$1 billion in construction permits in 2025. He said the total came out to \$1.07 billion, which represents 12,000 building permits.

"People want to live in this great city, they want to do business here," Frey said.

What are the current projects?

Dig deeper: City leaders highlighted three significant projects on Monday that are ongoing:

- A \$35 million investment into North Commons Park. It includes a new fieldhouse, new fields and a water park that's currently under construction.
- Updates to the Native American Community Clinic on Franklin Avenue, which includes adding housing units above the clinic to the five-story building. This is a mixed-use clinic, adding 83 new affordable housing units.
- The Spring Manor Highrise project, which is rehabilitating 221 units across two buildings.

What is the Spring Manor Highrise project?

Why you should care: City leaders say the rehabilitation project is estimated at \$78 million. Spring Manor is affordable housing for families of four, with an income of about \$39,000 per year.

The project is the largest public housing redevelopment construction in the city's history. The city will fix up 221 units across two existing buildings, replacing and enhancing building systems as well as cooling and fresh air ventilation systems.

There will also be a new four-story building across the street that will feature 15 new units. Construction started in the summer of 2025, and will be done by September. The project started with the help of a \$7.2 million investment from the City of Minneapolis, \$1.3 million of which came from Mayor Frey's 2025 budget as the first financial commitment.

Top 10 projects of 2025

By the numbers: Here is a look at the top-10 projects of 2025 in Minneapolis

- \$50.4 million – Mechanical upgrade and remodel of existing data center at 1001 3rd S.
- \$34.6 million – Addition and renovation of North Commons Park Community Center at 1801 James Ave. N. This will remodel the existing center and build a new fieldhouse.
- \$29.6 million – New construction of Native American Community Clinic (NACC) and Housing at 1215 Franklin Ave. E. This is a mixed-use clinic and 83 new affordable housing units.
- \$25.5 million – Remodel of existing 221-unit MPHA Spring Manor at 828 Spring St. NE. It also includes a four-story addition with affordable, accessible units.

- \$25.5 million – New construction of the Indian Health Board of Minneapolis – Menaandawiwe Wellness Campus at 2501 Franklin Ave. E. The new clinic will offer medical, dental and wellness services.
- \$22.9 million – Remodel of Little Earth, the only Indigenous preference project-based Section 8 rental assistance community in the United States, at 2501 Cedar Ave. S.
- \$22.8 million – New construction of a four-story office building for the Xcel Energy Chestnut Service Center at 1518 Chestnut Ave. W.
- \$22.3 million – Addition and renovation to Exodus Residence, which adds 72 more affordable housing units, including many reserved for individuals exiting homelessness, at 827 2nd S.
- \$18 million – 95 new family housing units at Snelling Yards at 3605 44th E.
- \$17.8 million – New construction of 60 new affordable housing units in a six-story apartment building at 3120 Washburn Ave. N.

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