



NOTICE AND AGENDA

April 22, 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, April 22, 2026
- Minutes of the Regular Meeting of March 25, 2026

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.



CONSENT ITEMS:

- ITEM NO. 1: *Workers Compensation Insurance 2026*
 [Maria Alvaez, Director of Human Resources]
- ITEM NO. 2: *Electrical Systems Replacement at Lowry Towers*
 [Laura Dykema, Director of Planning & Development]

PRESENTATION:

- ITEM NO. 3: *FYE25 Financial Results*
 [Tim Durose, Chief Financial Officer]

RECEIVE AND FILE:

- Executive Director's Update, April 2026
- Q1 2026 Strategic Plan Quarterly Update
- HCV Cost-Saving Measures Update
- Monthly Performance Report, March 2026
- Community Update, April 2026

NEXT REGULAR MEETING:

- Wednesday, May 27, 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**

March 25, 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, March 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 |
| • Alyssa Erickson | Secretary |
| • Medaria Arradondo | Commissioner |
| • Gloria Freeman | Commissioner |
| • Abdullahi Isse | Commissioner |
| • Tamir Mohamud | Commissioner |
| • Tom Nordyke | Commissioner |
| • Danielle Werder | Commissioner |

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

- | | |
|----------------|------------|
| • Elfric Porte | Vice Chair |
|----------------|------------|

The following others also being present:

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

MPHA Sr. Executive Assistant, Jocelyne Satnik declared the presence of a quorum.

APPROVAL OF AGENDA:

Commissioner Erickson 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 Regular Meeting of March 25, 2026, were presented for approval. Commissioner Nordyke moved the minutes be accepted as presented. The motion was seconded by Commissioner Mohamud. Upon a voice vote, the chair declared the motion carried.

NEW/PROMOTED STAFF INTRODUCTIONS:

- None.

MPHA SUCCESS STORY:

- Katherine Frey, Manager of Leasing, and Melonda Pugh, Housing Stability Coordinator, gave an overview of agency effort's in assisting residents with on time rent payment strategies.

CHAIR'S UPDATE:

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

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON'S UPDATE:

- Belinda Walker reported that the Resident Advisory Board met at 12:00 PM prior to the Board of Commissioners meeting of March 25, 2026. All items on the agenda were discussed and approved.

CONSENT ITEMS:

ITEM NO.	<i>Roof Replacement at Hiawatha Tower</i> [Laura Dykema, Director of Planning & Development]
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Commissioner Mohamud moved approval of the recommendation set forth in the report. Commissioner Werder seconded the motion. Upon a voice vote, chair declared the motion carried.



RECEIVE AND FILE ITEMS:

- Executive Director's Update, March 2026
 - Dominic Mitchell, Deputy Director, gave an update on the HCV Cost Saving Measures Report that was brought before the board in February 2026.
- FY 2025 Uncollectable Accounts Written-Off
- Monthly Performance Report, February 2026
- Community Updates, March 2026

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 Isse, the meeting adjourned at 1:51 PM.

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

April 22, 2026

DATE THESE MINUTES WERE APPROVED



April 22, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Workers Compensation Insurance Policy Renewal

Previous Directives: On March 25, 2025 the Board of Commissioners approved a workers' compensation insurance policy with the League of Minnesota Cities Insurance Trust.

Resident Advisory Board: This Report is scheduled to be discussed with the Resident Advisory Board (RAB) on the same date as and immediately prior to the Board of Commissioners on April 22, 2026.

Budget Impact: The expenditure for this insurance will be covered under the Public Housing Operating, Housing Choice Voucher, Capital Fund, and Central Office Budgets in accordance with the MPHA's Cost Allocation Plan.

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to enter into an insurance policy in the amount of \$744,073 with the League of Minnesota Cities Insurance Trust for workers' compensation insurance for a one-year policy term beginning April 7, 2026.

The Minneapolis Public Housing Authority (MPHA) is a member of the League of Minnesota Cities Insurance Trust (LMCIT). LMCIT is a cooperative joint-powers organization formed by Minnesota Cities in 1980 as one of the first municipal self-insurance pools in the country. It exists solely to meet the risk management and coverage needs of Minnesota cities and other types of entities. In addition to providing workers' compensation coverage, LMCIT provides a comprehensive loss control program to reduce the risk of employee injuries and the volume of costly claims.

MPHA has always had its workers' compensation covered through LMCIT because it traditionally provides the lowest overall rates, the broadest coverage, and the most deductible options. Because LMCIT is a cooperative joint-powers organization formed by Minnesota Cities, MPHA is permitted to use its workers' compensation insurance program without soliciting any additional pricing from other sources.

Staff are recommending that MPHA execute a workers' compensation insurance policy with the LMCIT that carries a premium of \$744,073, and a \$0 medical claim deductible for the policy year beginning April 7, 2026. The final premium may be adjusted based on an audit of actual payroll costs following the policy year. The approved policy premium for 2025 was \$1,048,120.

María Alvarez, Human Resource Director, prepared this Report. If you have any questions or need additional information, please contact Ms. Alvarez at 612-342-1484 or malvarez@mplsmpha.org.



April 22, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/CEO

SUBJECT: Electrical Systems Replacement at Lowry Towers

Previous Directives: The Board has previously approved the Capital Fund Program (CFP) Plans and MTW Budgets for FY 2025/26 as part of the Agency's 2025/26 Moving to Work (MTW) Annual Plans. Electrical systems replacement at 315 Lowry Avenue North 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 April 22, 2026 meeting.

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

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

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract and all related documents in the amount of \$1,565,675 with AID Electric Company for electrical systems replacement at 315 Lowry Avenue North.

Lowry Towers, located at 315 Lowry Avenue North with 193 units, has original main electrical switchgear that is obsolete and has the potential for failure due to the age, condition, and manufacturer of the equipment. Further, the existing generator is reaching the end of its useful life and needs to be upsized to handle critical building systems during power outages. The existing fire pump will also be replaced in conjunction with the electrical systems replacements.

On January 29, 2026, an invitation for bids was publicly advertised with a bid due date of March 10, 2026. The following bids were received:

Gunnar Electric, Inc.
JPMI Construction Company
AID Electric Corporation

Bid Withdrawn
Bid Withdrawn
\$1,565,675

The lowest responsive bidder, AID Electric Corporation, has successfully completed similar projects for MPHA, and staff is confident they will perform well on this project. Although only a single responsive bid was received, the pricing submitted is aligned with the engineer's estimate for this work and is also in line with recent pricing received for similar scopes of work.

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.



Financial Performance

Fiscal Year End 2025 Results

Presentation



- **2025 Sources & Uses of Funds**
 - Annual Programs
 - Grants and Set-Aside Funds
- **Budget to Actual Schedules**
 - Moving To Work (MTW) Cluster
 - Public Housing Operations
 - Housing Choice Vouchers
 - Capital Improvements
 - Other Voucher Programs
 - MTW Transfers
 - Central Office
- **Reserves**
- **2025 Affiliate Financial Results**



Presentation - Objectives

- Present financial schedules that show how the budget compared to actual results
- Demonstrate that the financial results are within the budget authority granted by the Board
- Present where spending and MTW flexibility was used – explain the most significant budget variances
- Present where MPHA reserves stand at fiscal year end 2025

Note- MPHA and CHR Audited Financial Statements are expected in the Summer 2026

Sources & Uses of Funds



FOR THE YEAR ENDING DECEMBER 31, 2025 (\$ millions)			
ANNUAL PROGRAMS	SOURCES	USES	NET SOURCES (USES) ¹
PUBLIC HOUSING OPERATIONS	43.8	54.9	(11.1)
CAPITAL FUND PROGRAM	23.3	22.3	1.0
MTW HOUSING CHOICE VOUCHERS	78.3	65.7	12.6
MTW LOCAL INITIATIVES	-	0.1	(0.1)
TOTAL MTW PROGRAMS	145.4	143.0	2.4
OTHER VOUCHERS	28.4	28.9	(0.5)
CENTRAL OFFICE	14.0	14.7	(0.7)
TAX LEVY	4.8	3.0	1.8
OTHER PROGRAM AREAS	47.2	46.6	0.6

¹ Before any inter-program transfers

Grants & Set Aside Funds



Beginning and Ending Balance to Total Restricted & Unrestricted Net Position

AS OF YEAR ENDING DECEMBER 31, 2025 (\$ millions)			
SPECIAL FUNDS	BEG. BAL.	NET CHANGES	END. BAL.
MANAGED SERVICES	0.6	-	0.6
SETTLEMENT FUNDS & OTHER NON-FEDERAL	1.9	0.1	2.0
PROCEEDS FROM REAL ESTATE SALES	0.9	-	0.9
POHLAD FOUNDATION	0.2	(0.2)	0.0
TOTAL SPECIAL PROGRAMS	3.6	(0.1)	3.5

AS OF YEAR ENDING DECEMBER 31, 2025 (\$ millions)			
INTERNAL SERVICE FUND	BEG. BAL.	NET CHANGES	END. BAL.
GENERAL LIABILITY INSURANCE	4.2	0.1	4.3

Public Housing Operations



(\$ millions)	BUDGET	ACTUAL	VARIANCE
REVENUES			
DWELLING RENT	\$ 20.2	\$ 20.2	\$ -
SUBSIDY	\$ 20.7	\$ 22.4	\$ 1.7
OTHER	\$ 1.3	\$ 1.2	\$ (0.1)
TOTAL REVENUES	\$ 42.2	\$ 43.8	\$ 1.6
EXPENSES			
PROPERTY OPERATIONS & MAINTENANCE	\$ 32.3	\$ 30.9	\$ 1.4
UTILITIES	\$ 8.8	\$ 8.6	\$ 0.2
TENANT SERVICES	\$ 1.2	\$ 1.1	\$ 0.1
INSURANCE, DEBT SERVICE & OTHER	\$ 8.0	\$ 7.6	\$ 0.4
CAPITAL EQUIPMENT & EXTRA. MAINT.	\$ 1.0	\$ 0.9	\$ 0.1
MANAGEMENT FEES	\$ 6.0	\$ 5.8	\$ 0.2
TOTAL EXPENSES	\$ 57.3	\$ 54.9	\$ 2.4
NET OPERATING INCOME (LOSS)	\$ (15.1)	\$ (11.1)	\$ 4.0
TRANSFERS FROM HCV PROGRAM	\$ 15.0	\$ 11.0	\$ (4.0)
OTHER TRANSFERS IN	\$ -	\$ -	\$ -
NET INCOME (LOSS)	\$ (0.1)	\$ (0.1)	\$ (0.0)

Higher Federal Appropriations than planned. Funded at 102% of formula amount.

Savings primarily derived from labor and EE benefits due to staff vacancies

Savings related to Heritage Park funding and EPC debt service

Less needed due to more subsidy and labor cost savings

Housing Choice Vouchers



(\$ millions)	BUDGET		ACTUAL		VARIANCE
REVENUES					
ADMIN FEES	\$	4.1	\$	4.7	\$ 0.6
HAP SUBSIDY	\$	73.6	\$	71.1	\$ (2.5)
OTHER INCOME	\$	2.7	\$	2.5	\$ (0.2)
TOTAL REVENUES	\$	80.4	\$	78.3	\$ (2.1)
EXPENSES					
PROGRAM ADMINISTRATION	\$	6.3	\$	6.1	\$ 0.2
HAP EXPENSES	\$	57.4	\$	59.6	\$ (2.2)
TOTAL EXPENSES	\$	63.7	\$	65.7	\$ (2.0)
NET OPERATING INCOME (LOSS)	\$	16.7	\$	12.6	\$ (4.1)
MTW TRANSFERS TO OTHER PROGRAMS	\$	16.6	\$	12.8	\$ 3.8
TRANSFER IN	\$	-	\$	0.2	\$ 0.2
NET INCOME (LOSS)	\$	0.1	\$	(0.0)	\$ (0.1)

HAP Revenues less than planned because less was needed for transfers out to the Operating Fund

Utilization at 99%, PUC at 105% of plan

Transfers out were less because of Operating Fund need

Capital Fund Program



(\$ millions)	BUDGET	ACTUAL	VARIANCE
REVENUES			
CAPITAL FUND GRANT	\$ 30.1	\$ 22.1	\$ (8.0)
MTW TRANSFER FROM HCV	\$ 1.0	\$ 1.0	\$ -
CITY/STATE & OTH FED CONTRIBUTIONS	\$ 1.2	\$ 1.2	\$ (0.0)
SALE PROCEEDS	\$ -		\$ -
TOTAL REVENUES	\$ 32.3	\$ 24.3	\$ (8.0)
EXPENSES			
PROGRAM ADMIN.	\$ 2.1	\$ 2.1	\$ -
DEVELOPMENT CONTRIBUTIONS	\$ 6.2	\$ 4.3	\$ 2.0
CAPITAL IMPROVEMENT PROJECTS	\$ 19.0	\$ 14.4	\$ 4.7
HERITAGE PARK CONTRIBUTION	\$ 1.5	\$ 0.6	\$ 0.9
EPC PAY-OFF	\$ 0.8	\$ 1.0	\$ (0.2)
TOTAL EXPENDITURES	\$ 29.6	\$ 22.3	\$ 7.3
TRANSFERS TO OTHER PROGRAMS	\$ 2.7	\$ 2.0	\$ 0.7
NET INCOME (LOSS)	\$ 0.0	\$ 0.0	\$ (0.0)

Required less Grant funds because of less than planned spending

Largest annual capital spending

- Springs and New Scat Sites- \$4.3 M
- 630 Cedar Boiler Replace. -\$2.2 M
- 1717 Washington Windows – 1.8 M
- 2121 Minnehaha Windows - \$1.8 M
- 1515 Park Roof- \$1.3 M
- 314 Hennepin Switchgear and Generator Replacement \$1.1 M
- Contribution for Elliots Fence - \$800K
- Hiawatha Towers Switchgear-\$700K

Capital Fund Program

Tax Levy

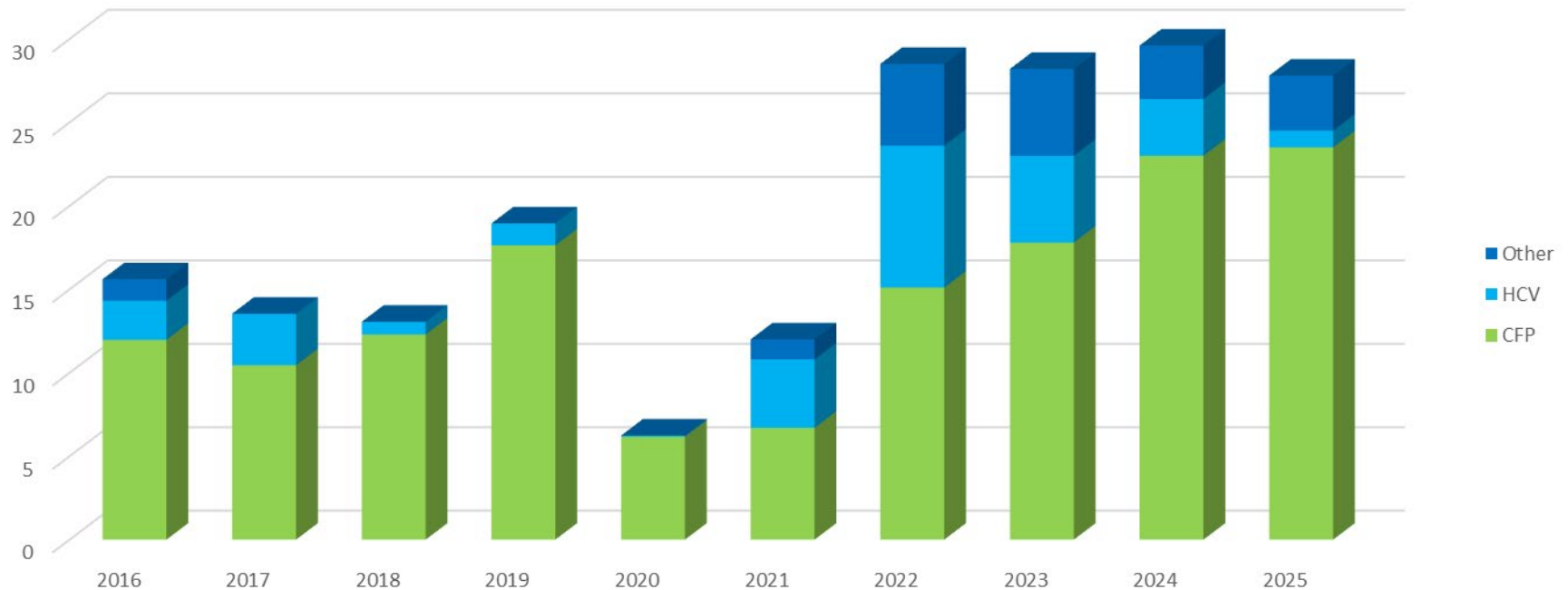


(\$ millions)	BUDGET	ACTUAL	VARIANCE
REVENUES			
TAX LEVY	\$ 5.0	\$ 4.8	\$ (0.2)
TOTAL REVENUES	\$ 5.0	\$ 4.8	\$ (0.2)
EXPENSES			
PROGRAM ADMINISTRATION	\$ 0.1	\$ 0.1	\$ -
WINDOW REPLACEMENT	\$ 1.4	\$ 1.4	\$ -
ELEVATOR MODERNIZATION	\$ -	\$ 0.1	\$ (0.1)
SPRINGS CONSTRUCTION/REDEVELOPMENT	\$ 3.5	\$ 1.1	\$ 2.4
CHR DEVELOPMENT	\$ 1.0	\$ 0.3	\$ 0.7
TOTAL EXPENDITURES	\$ 6.0	\$ 3.0	\$ 3.0
NET INCOME (LOSS)	\$ (1.0)	\$ 1.8	\$ 2.8

Development projects (Springs and Portland/Blaisdell) contributions occurring slower than planned.

Capital Improvements by Funding Source

Capital Improvements by Funding Source ¹
(\$ millions)



¹ Includes amounts loaned to related entities for housing development projects

Other Vouchers



(\$ millions)	BUDGET	ACTUAL	VARIANCE
REVENUES			
ADMIN FEES	\$ 2.3	\$ 2.3	\$ -
HAP SUBSIDY	\$ 24.4	\$ 25.1	\$ 0.7
OTHER INCOME	\$ 0.9	\$ 1.0	\$ 0.1
TOTAL REVENUES	\$ 27.6	\$ 28.4	\$ 0.8
EXPENSES			
PROGRAM ADMINISTRATION	\$ 3.7	\$ 3.4	\$ 0.3
HAP EXPENSES	\$ 24.4	\$ 25.5	\$ (1.1)
TOTAL EXPENSES	\$ 28.1	\$ 28.9	\$ (0.8)
NET OPERATING INCOME (LOSS)	\$ (0.5)	\$ (0.5)	\$ 0.0
MTW TRANSFER FROM HCV	\$ -	\$ 0.5	\$ 0.5
TRANSFERS OUT	\$ -	\$ 0.2	\$ (0.2)
NET INCOME (LOSS)	\$ (0.5)	\$ (0.2)	\$ 0.3

Available HAP subsidy earned to cover larger HAP expense

PUC's exceeded planned amounts

MTW resources needed to cover additional HAP expenses

MTW Transfers



**MTW agreement grants MPHA the authority to move HUD funding appropriated for one program to another in order to meet the housing needs that are most appropriate for the PHA*

(\$ millions)	BUDGET	ACTUAL	VARIANCE
MTW TRANSFERS OUT			
HCV TRANSFERS TO OTHER PROGRAMS	\$ 16.6	\$ 12.8	\$ 3.8
TOTAL TRANSFERS OUT	\$ 16.6	\$ 12.8	\$ 3.8
MTW TRANSFERS IN			
PUBLIC HOUSING OPERATIONS	\$ 15.0	\$ 11.0	\$ (4.0)
PUBLIC HOUSING CAPITAL IMP.	\$ 1.0	\$ 1.0	\$ -
MTW & OTHER S8 VOUCHER PROGRAMS	\$ 0.4	\$ 0.6	\$ 0.2
ELLIOTS LP OPERATING	\$ 0.2	\$ 0.2	\$ -
TOTAL TRANSFERS IN	\$ 16.6	\$ 12.8	\$ (3.8)

Operating Fund increased revenues and labor cost savings reduced the need for the full transfer.

Other Vouchers needed more due to higher PUC's but MTW Initiatives spending below budget

Central Office



(\$ millions)	BUDGET	ACTUAL	VARIANCE
REVENUES			
MGMT & BOOKEEPING FEES	\$ 13.0	\$ 12.7	\$ (0.3)
OTHER INCOME & TRANSFERS-IN	\$ 0.3	\$ 0.2	\$ (0.1)
TOTAL REVENUES	\$ 13.3	\$ 12.9	\$ (0.4)
CONTRIBUTION FROM AFFILIATES	\$ -	\$ 0.5	\$ 0.5
EXPENSES			
GENERAL ADMINISTRATION	\$ 13.2	\$ 13.4	\$ (0.2)
CAPITAL EQP	\$ 0.1	\$ -	\$ 0.1
TOTAL EXPENSES	\$ 13.3	\$ 13.4	\$ (0.1)
TRANSFER OUT	\$ -	\$ -	\$ -
NET INCOME (LOSS)	\$ (0.0)	\$ (0.0)	\$ (0.0)

Anticipated larger CHR Construction Costs and thus larger Mgmt Fee

Increased contribution from DevCo to offset negative fee variance

Central Office

(Development Administration)



(\$ millions)	BUDGET	ACTUAL	VARIANCE
REVENUES			
DEVELOPER FEES	\$ 0.5	\$ 1.5	\$ 1.0
OTHER INCOME & TRANSFERS-IN	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 0.5	\$ 1.5	\$ 1.0
CONTRIBUTION FROM AFFILIATES	\$ 1.1	\$ 0.2	\$ (0.9)
EXPENSES			
GENERAL ADMINISTRATION	\$ 1.6	\$ 1.7	\$ (0.1)
CAPITAL EQP	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 1.6	\$ 1.7	\$ (0.1)
CONTRIBUTION TO AFFILIATES	\$ -	\$ -	\$ -
NET INCOME (LOSS)	\$ -	\$ (0.0)	\$21 (0.0)

MPHA is paid 50% of developer fees paid to DevCo.

More FHR developer fee earned than planned and Springs developer fee paid at closing.

DevCo contribution reduced because of more fees earned

Reserves by Program



AS OF YEAR ENDING DECEMBER 31, 2025(\$ millions)			
UNRESTRICTED RESERVES	BEG. BAL.	NET CHANGES	END. BAL.
MOVING TO WORK	16.1	(0.1)	16.0 ¹
CENTRAL OFFICE	4.6	-	4.6
OTHER	2.9	(0.2)	2.7
TOTAL ANNUAL PROGRAMS	23.6	(0.3)	23.3

¹Excludes \$23 million in Note and Interest Receivable from Elliots LP (\$4.4 million), Family Housing Resources LP (\$13.4 million), and Springs LP (\$5.2 million). Includes Mainstream HAP revenue earned (\$126K) but restricted.

*Annual Programs have \$8.9 million in Restricted Reserves with \$7.8 million held in escrow for Springs LP development

AS OF YEAR ENDING DECEMBER 31, 2025 (\$ millions)			
SPECIAL FUNDS	BEG. BAL.	NET CHANGES	END. BAL.
MANAGED SERVICES DIVISION	0.6	-	0.6
SETTLEMENT FUNDS	1.6	-	1.6
PROCEEDS FROM REAL ESTATE SALES (MTW)	0.9	-	0.9
POHLAD FOUNDATION	0.2	(0.2)	-
TAX LEVY	3.7	1.8	5.5 ²
TOTAL SPECIAL PROGRAMS	7.0	1.6	8.6

² Excludes \$1.1 million in Note and Interest Receivable from Springs LP

AS OF YEAR ENDING DECEMBER 31, 2025			
INTERNAL SERVICE FUND	BEG. BAL.	NET CHANGES	END. BAL.
GENERAL LIABILITY INSURANCE	4.2	22 0.1	4.3

When it comes to reserve balances an increasing or stable trend tends to indicate stronger financial performance and appropriate budgeting practices, while a decreasing or erratic trend may indicate the opposite.

Reserves by Program



AS OF YEAR ENDING DECEMBER 31, 2025 (\$ millions)		
RESERVE DESIGNATIONS		BALANCE
FEDERALIZED		27.10
GRANT RESTRICTED		0.1
INSURANCE FUND		4.3
DE-FEDERALIZED		12.6
TOTAL ALL MPHA PROGRAMS		44.1

Excludes \$23 million in Note and Interest Receivable from Elliots LP (\$4.4 million), Family Housing Resources LP (\$13.4 million), and Springs LP (\$5.2 million).

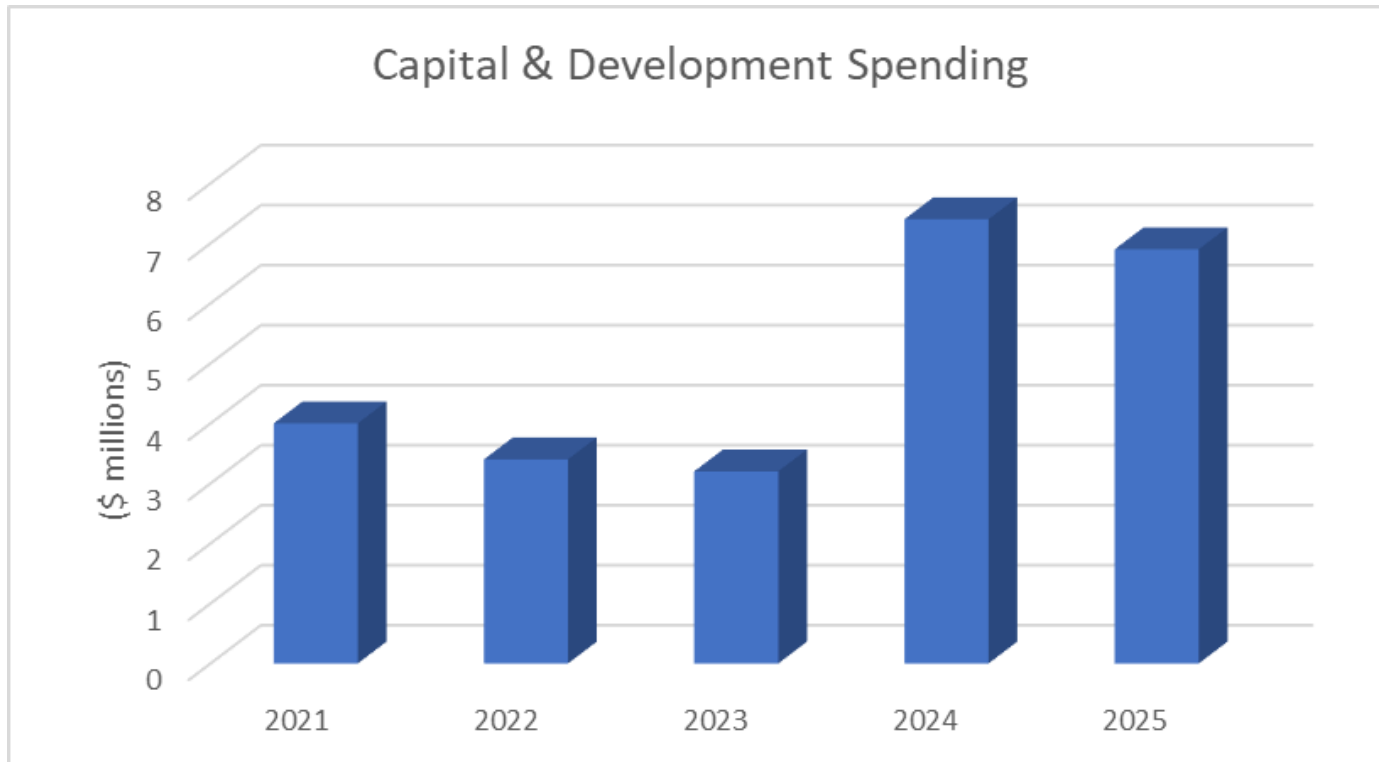
From Ehlers, Public Finance Advisors – March 2023 Quarterly Newsletter

Fund	Description	Requirement	Measurement	Basis
General	Small Local Governments	> \$500,000	Specific Amount	Fund Balance
	All Others	42%–50%	Subsequent Year Expenditures	
Special	Property Tax Supported	25%–50%	Subsequent Year Expenditures	
	Other Revenues	0%–50%		
Capital	Equipment & Improvements	25%–35%	Five-Year Rolling Average	
Enterprise	Public Utility	Varies	Six-Months Operating + Debt Service + Capital Outlay + Any Payment In Lieu of Taxes	Cash Balance
	Other			

Community Housing Resources

(\$ millions)	ACTUAL
REVENUES	
DWELLING RENT	\$ 6.2
HAP	\$ 10.7
FUNDS FROM MPHA	\$ 3.5
OTHER GOVT GRANTS	\$ 0.1
TOTAL REVENUES	\$ 20.5
EXPENSES	
PROPERTY OPERATIONS & MAINTENANCE	\$ 6.8
UTILITIES	\$ 2.7
INSURANCE, DEBT SERVICE & OTHER	\$ 1.1
MANAGEMENT FEES	\$ 2.0
TOTAL EXPENSES	\$ 12.6
NET OPERATING INCOME (LOSS)	\$ 7.9
CAPITAL IMPROVEMENTS & PRE-DEVELOPMENT	\$ 6.9
NET INCOME (LOSS)	\$ 1.0
UNRESTRICTED NET ASSETS	\$ 3.7

Community Housing Resources



Elliot's LP

(\$ thousands)	ACTUAL
REVENUES	
DWELLING RENT	\$ 667.8
HAP	\$ 1,658.5
OTHER	\$ 19.7
TOTAL REVENUES	\$ 2,346.0
EXPENSES	
PROPERTY OPERATIONS & MAINTENANCE	\$ 1,223.4
UTILITIES	\$ 408.9
INSURANCE & OTHER	\$ 147.3
TOTAL EXPENSES	\$ 1,779.6
NET OPERATING INCOME (LOSS)	\$ 566.4
DEBT SERV & RR DEPOSITS	\$ 667.2
MANAGEMENT & LENDER FEES	\$ 49.5
NET INCOME	\$ (150.3)
PARTNERS' CAPITAL	\$ 4,737.1
REPLACEMENT RESERVE	\$ 245.4

*MPHA HOLD Co loaned \$780,820 for capital improvements and \$200,000 for prior year operating deficit restoration.

Family Housing Resources LP

(\$ thousands)	ACTUAL
REVENUES	
DWELLING RENT	\$ 392.7
HAP	\$ 1,447.6
OTHER	\$ 19.9
TOTAL REVENUES	\$ 1,860.2
EXPENSES	
PROPERTY OPERATIONS & MAINTENANCE	\$ 777.7
UTILITIES	\$ 280.9
INSURANCE & OTHER	\$ 146.9
TOTAL EXPENSES	\$ 1,205.5
NET OPERATING INCOME (LOSS)	\$ 654.7
DEBT SERV & RR DEPOSITS	\$ 360.1
MANAGEMENT & LENDER FEES	\$ 15.0
NET INCOME	\$ 279.6
PARTNERS' CAPITAL	\$ 15,113.9
REPLACEMENT RESERVE	\$ 56.7

Hold Co.

(\$ thousands)	ACTUAL
REVENUES	
CONTRIBUTION FROM MPHA	\$ 980
OTHER	\$ 18
TOTAL REVENUES	\$ 998
EXPENSES	
OTHER	\$ 1
TOTAL EXPENSES	\$ 1
NET OPERATING INCOME (LOSS)	\$ 997
NET INCOME (LOSS)	\$ 997
UNRESTRICTED NET ASSETS	\$ 50 ¹

¹ Excludes \$1.089 million loan receivable from Elliots LP

Dev Co.

(\$ millions)	ACTUAL
REVENUES	
DEVELOPER FEES	\$ 2.3
OTHER	\$ -
TOTAL REVENUES	\$ 2.3
EXPENSES	
MANAGEMENT FEES	\$ 1.5
TOTAL EXPENSES	\$ 1.5
NET OPERATING INCOME (LOSS)	\$ 0.8
CONTRIBUTION TO MPHA	\$ 0.7
NET INCOME (LOSS)	\$ 0.1
UNRESTRICTED NET ASSETS	\$ 4.8



Presentation - Objectives

- Mostly minor variances from budget compared to actuals overall
- Some significant budget variances-
 - More Public Housing Operating Subsidy than expected
 - Labor Cost savings
 - Higher than expected HAP per unit costs
 - Less than planned Capital Spending
- Results were within Board approved use of reserve limits (\$500K plus contingency)
- MTW flexibility primarily funded public housing operating needs but at amounts less planned
- MPHA reserves remained stable and near 2024 amounts

Note- MPHA and CHR Audited Financial Statements are expected in Summer 2026

Audits for Elliots LP, Family Housing Resources LP, Springs LP will be provided to the Audit Committee when completed.



April 22, 2026

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

This past month the agency has made progress on a variety of ongoing projects, starting with the Minneapolis City Council approving the funding agreement for the new city-funded Emergency Housing Voucher (EHV). This new program will mirror the successful but sunsetting federal program. The new city-funded EHV will provide up to 36 months of rental assistance for up to 100 households, offering a lifeline to some of our most vulnerable neighbors at a time when the federal government continues to pull back on its investments. Our team is eager to get this new funding in the hands of individuals and families who need it most, and staff estimate issuing its first city-funded EHV on or around June 1, with the placement of all 100 EHV's estimated to take 18 months from the first issuance. Agency staff will keep the board updated on this exciting new program's rollout and progress in the months and years ahead.

Also, this month we saw legislation introduced at the state capitol supporting MPHA's upcoming Glendale construction project and Stable Homes Stable Schools (SHSS). In line with the agency's legislative agenda, SF 5150/HF 4901 would invest \$7 million in Housing Infrastructure Bonds towards Glendale construction project, while SF 5151/HF 4895 would invest \$2 million a biennium to support MPHA expanding SHSS. Unfortunately, neither bill was heard in committee ahead of an April 17 deadline, meaning they will not be considered in final packages at the legislature.

While it's a disappointing result for these bills, the reality is even-numbered years at the legislature are often considered "policy years," so we knew we were competing against long-standing practices. Nonetheless, our team was still able to meet with almost every member of the Minneapolis legislative delegation, along with house and senate housing committee leaders, to discuss these agency priorities and other agency accomplishments. We look forward to advocating for similar investments next year at the legislature following this fall's midterm elections.

Finally, MPHA hosted its first Glendale community open house of 2026 earlier this month. Residents were particularly interested in the visuals and renderings of the options and approaches MPHA is considering for the upcoming construction project. This meeting compliments nearly 16 months of engagement activities at Glendale as MPHA works towards a June announcement of the recommended approach it intends to advance at the site.



MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, CEO/Executive Director

SUBJECT: Q1 2026 Strategic Plan Quarterly Update

As MPHA staff embark on a new year they continue to work diligently to deliver on the 2023-2027 strategic plan. Departments have set their annual goals and aim to build upon past achievements to maintain operational excellence and uphold the agency's mission. As MPHA enters year four of the plan, it continues to focus on the following six goals:

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

MPHA's mission to promote and deliver well managed homes to the lowest earners of the city is accomplished by the hard work and dedication of its staff. From preparing for the new inspection protocols to upgrading the agency's data security, MPHA is proud to highlight the following accomplishments made in the first three months of the year:

- (1.0.0)** *Preserve and provide deeply affordable, high-quality housing for Highrise residents.* Multiple high-rises are receiving electrical system upgrades. While it varies by site, the scope of work includes replacing original main electrical switch gear, apartment panels and their covers, and emergency generators. These improvements ensure systems remain current, fully compliant with building codes and inspection standards, and ensure resident services and safety.
- (1.1.3)** *Continue to identify properties that would benefit from the use of creative financing tools for long-term preservation and property enhancement that benefit residents.* In January, MPHA Board of Commissioners approved authorization to submit a Rental Assistance Demonstration (RAD)/Section 18 application for the Snellings. The application to reposition the property will provide long-term stability. In mid-March, HUD provided their Commitment to Enter Into Housing Assistance Payments (CHAP) Contract which signaled their acceptance of the application and MPHA can now take the next steps in the process.

- (1.2.0) ***Continuously improve and monitor maintenance and management of MPHA owned and managed properties.*** A new service provider at Thomas T. Feeney Manor has been selected in response to the solicitation. This partnership allows residents at this site to age in place as they will receive the level of support they require to live independently.
- (1.3.0) ***Work collaboratively with residents to advocate for community-led public safety solutions.*** As part of MPHA's \$6.5 million investment this year in safety measures, the agency is adding new internal dispatch roles to increase coverage at MPHA's security command center to add weekend and evening coverage. This additional staffing will ensure adequate response times during the hours' residents have noted as critical.
- (2.1.0) ***Build and support coalitions and partnerships with national/state/county/city/public sector organizations.*** MPHA was awarded \$20,900 in grant funding from the Minnesota State Arts Board. The award is the first of its kind for the agency and will support two art exhibitions at the Cora McCorvey Health and Wellness Center this year. The first exhibition, *The Many Ways We Are Neighbors: Art About Care, Community, and Connection*, opens with a celebratory event on June 6th, 2026 from 1-4 pm.
- (2.1.1) ***Seek opportunities to secure stable, consistent funding supports at every level of government.*** A contract agreement is now in place for the State's Bring It Home program. These added vouchers are valuable resources that help the agency meet the need for affordable housing within the Minneapolis community.
- (3.0.0) ***Provide and preserve deeply affordable, high-quality family housing.*** Radon testing took place across all homes in the Community Housing Resources portfolio and installation of mitigation systems are being installed as tests results deemed these necessary (~28% of the portfolio). This work is funded by the one-time cash grant of \$5 million that was received in 2023. Construction cost savings allowed staff to address these additional priorities. These investments help preserve housing and ensure residents live in safe, high-quality homes.
- (3.1.0) ***In partnership with other entities, finalize and implement approach for stabilizing existing units located in Heritage Park.*** MPHA staff are now working with the Receiver and all partners, including HUD and the City, to determine a viable path forward for the property. This includes aligning and coordinating all existing funding sources, a physical inspection of each unit to determine the cost of turning the vacant units to get them back into a position to re-rent, and a look toward developing a long-term strategy.
- (3.2.0) ***Build and pursue a plan to identify and attract funding needed for preservation and improvement of scattered sites.*** Minnesota Housing's *Preservation Framework for the Targeted Stabilization of Regulated Affordable Housing* was delivered to the Legislature in February. MPHA helped shape the policy recommendations through the participation in a roundtable in 2025 and looks forward to these units continuing to serve low-income families for generations to come.

Included in the February 2026 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.

- (3.2.2) ***With other levels of government and foundations, identify and capture additional revenue to address capital needs backlog across inventory.*** 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 an 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.
- (3.5.0) ***Refine options and select approach for preserving and creating deeply affordable, high-quality housing at Glendale.*** With a general contractor and architect selected for the Glendale site, MPHA continues to engage in community conversations to inform potential project approaches, and final plans for the future of the site which the agency is aiming to select and begin to advance in June 2026.
- (5.1.5) ***Effectively represent the Agency during the six labor contracts with the unions.*** During this first quarter, Human Resources began the process of negotiation with the Local 363 Union. The first meeting with the Painters and the Carpenters Union was also held.
- (5.3.0) ***Create process for organizational development that supports a clear mission and vision that all staff support in their day-to-day work.*** Human Resources implemented a new partnership with New York Life to administer all leaves and ADA accommodations, including the new MN Paid Family & Medical Leave (MN PFML). This first step being complete, now all compliance tracking for federal and state programs will be integrated into one system.
- (6.0.0) ***Continuously improve organizational performance to retain MTW status and highest HUD performance rating.*** MPHA received the official approval letter for the 2026 MTW Plan in January. The team then shifted its focus to prepare the 2025 Report for submission ahead of the March deadline.

HCV completed initial design of a Landlord Excellence Program the team anticipates launching in 2026. This program will ensure landlords are supported in integrating best practices and in residents receiving the same standard of customer service.

- (6.3.3) ***Assess and realign properties assigned to the Asset Management Property (AMP) as appropriate.*** The oversight of Glendale Townhomes and the Elliot Twins properties has been realigned to best serve residents at the site. The Family Operations team now oversees the townhomes along with the scattered sites to allow for consistency in service for our family households. Similarly, grouping high-rises together better aligns standards and effective service of resident's needs for our elderly and disabled residents.

- (6.4.1) ***Upgrade network and data security across all our facilities and IT platforms.***
The Information Technology team finished the execution of these system updates. Due to their seamless planning, teams did not experience any interruption to their daily workflow but now benefit from this investment as it both speeds up service as well as mitigates risk for the agency.
- (6.5.2) ***Develop program metrics and test pilot for self-sufficiency initiatives. Evaluate new programs annually.*** The Housing Choice Voucher (HCV) team is outlining a partnership agreement with Compass Working Capital to pilot a Family Self Sufficiency initiative for voucher holders participating in Stable Homes Stable Schools, Foster Youth to Independence, or Family Unification Programs. This opt-out model aims to support households in building assets through financial coaching as well as monetary incentives for goals completion.
- (6.6.2) ***Develop and train staff in standard operating procedures and policies consistent to meet compliance standards for new National Standards for the Physical Inspection of Real Estate (NSPIRE) system.*** The NSPIRE inspections started in the public housing portfolio. While adapting to new protocols has taken significant effort, the operations and maintenance staff rose to the occasion to prepare for implementation, despite the short notice. All inspections are expected to be complete before June.



April 22, 2026

MEMORANDUM TO: MPHA Board of Commissioners
FROM: HCV Leadership
SUBJECT: HCV Cost Savings Updates

At the February 25, 2026, meeting of MPHA's Board of Commissioners, staff presented Cost-Saving Measures from the Housing Choice Voucher Program for the Board's consideration. They included: 1) a transition from the tiered flat-subsidy structure to a traditional rent calculation structure, with rent portions based on 30% of a resident's income, and 2) a gradual adjustment to increase the number of household members per bedroom in the voucher.

The Board approved this recommendation, with directions to report back to the Board on three specific aspects:

- 1) The process for implementation of the changes;
- 2) a description of resources available to affected voucher holders; and
- 3) the application and definition of "hardship."

The Deputy Executive Director reported orally at the March 25, 2026 meeting of the MPHA Board of Commissioners that staff had enacted specific implementation suggestions raised by Board members (increasing the amount of notice provided to participants and aligning all changes with existing annual recertification dates). He indicated staff were still working through the hardship process and determination, ensuring a thoughtful and careful review. This written report completes the update on the Board's remaining inquiries.

Implementation Process

All households were notified of the changes to assistance calculation and subsidy standards during the week of March 9, 2026, and all currently participating property owners were notified on March 30, 2026.

MPHA began applying the new calculation methodology to annual recertifications with an original effective date of May 1, 2026. May recertifications have been completed, and June processing is underway. Implementation has proceeded as planned without significant operational issues.

For households with significant increases in tenant rent portion, MPHA is providing extended notice (60+ days) before the new tenant portion takes effect. As a result, while households are recertified as of the effective date of their annual, the timing of when a household begins paying its new portion may occur later in certain cases; this is described further in the hardship section below.



The updated subsidy standards are also being applied to new voucher issuances and voucher moves for households that did not identify a new unit prior to April 2, 2026. As previously communicated, households that do not move in 2026 will have any applicable voucher size adjustments implemented with their 2027 annual recertification.

Resources and Support

Staff have been trained to support participants and respond to questions. This includes front desk staff who can direct individuals to appropriate resources. MPHA has not observed a significant increase in participant inquiries, in-person visits, or hardship requests to date. A resource guide is available to participants upon request, and staffing capacity will continue to be evaluated as implementation progresses.

Application & Definition of Hardship

As previously communicated, impacts to participants vary, with some households experiencing increases in tenant rent portions and others experiencing decreases, depending on income and household composition.

To support household stability, HCV has incorporated advance notice and delayed implementation of increases for households experiencing a hardship under this transition. For these purposes, hardship is defined as experiencing a 30% or greater increase in tenant portion without a corresponding increase in income.

Households experiencing at least a 30% increase in tenant portion without a corresponding income increase will receive notice at least 60 days in advance of their first increased payment being due. Households experiencing more than a 50% increase in tenant portion without a corresponding income increase will receive 90-days' notice.

For May 2026 recertifications, approximately 70 households experienced at least a 30% increased tenant portion, and due to the timing of implementation of these process changes and corresponding policies, received even more advanced notice.

Households meeting these criteria may also request a hardship waiver that could provide additional time before implementation of their new payment amount. These requests would be evaluated based on a number of criteria, and given additional time as the case may warrant. Additional criteria would include, but not be limited to, increased % of rent portion, family size, sources and reliability of income, etc.

Participants that do not meet this definition of hardship stated above may still request a hardship waiver, and these requests will be reviewed by HCV Management. To date, very few hardship waiver requests have been received.

**Monitoring and Cost Impacts**

Currently, we project that the transition away from the flat subsidy model will reduce HAP costs by \$599,725 in 2026.

While much remains uncertain about the costs for 2027 (including proposed Fair Market Rents by HUD, current voucher utilization levels at that time, and current Per-Unit-Cost levels at that time), staff are anticipating approximately \$2.3 million in savings for 2027 and going forward.

These projections reflect the revised implementation timeline beginning with May 2026 recertifications and incorporate actual May data. Given the uncertainty around other variables, these projections should be considered approximate.

Questions regarding this information can be directed to Brandon Crow, Director of HCV, at bcrow@mplspha.org or 612-342-1421.



Financial Assistance Resource List



Revised 3/30/2026



Hennepin County Emergency Assistance:

Security deposit assistance, rental assistance, and shelter information.



612-596-1300

<https://www.hennepin.us/residents/human-services/emergency-assistance>

Community Action Partnership of Hennepin County Rental Assistance



CAPHC 952-930-3541

<https://caphennepin.org/rental-assistance/>



Tenant Resource Connections (TRC)

Hennepin County
residents
612-767-9737



<https://www.hennepin.us/prevent-eviction>



Northside Homeless Prevention Program

Hennepin County
residents ages 18-24
612-404-4382



<https://thelinkmn.org/housing-program/northside-homeless-prevention/>



Align Minneapolis Congregations

Visit website for the
Minneapolis
Intake Locations



www.alignmpls.org/era



30 Days Foundation

Residents of MN and
Western Wisconsin
952-334-9996



<https://www.the30-daysfoundation.org/>



Stable Homes Stable Schools Housing Stability

Families with a student enrolled in a participating Minneapolis Public School (MPS) may be eligible for referral for temporary rental assistance. Connect with your child's school social worker for further details.





Financial Assistance Resource List



Revised 3/30/2026



Volunteers Enlisted to Assist People (VEAP)

Hennepin County
Residents
952-888-9616 ext.147



<https://veap.org/get-help/apply-for-financial-assistance/>



Powderhorn Park Neighborhood Association (PPNA)

Minneapolis Powderhorn
Residents Only:
612-446-4661



<https://www.ppna.org/how-we-can-help>



Salvation Army - Central

Serving the Twin Cities:
Complete contact form
on website



<https://centralusa.salvationarmy.org/twin-cities/contact-us/>



United Way 211

Call 2-1-1
Toll Free: [800-543-7709](tel:800-543-7709)

Local: [651-291-0211](tel:651-291-0211)

Text your zip code
to 898-211*

24-7 / Confidential / All Languages

[United Way 211 Renters Help Tool](https://rent.211unitedway.org/)



<https://rent.211unitedway.org/>



Zakah, Aid and Charity Assisting Humanity (ZACAH)

Minnesota Residents:
Phone number available
online after application has
been submitted



<https://www.zakah.org/contact-us>



Threshold to New Life

Serving the Twin Cities:
Complete online
application



<https://threshold2newlife.org/application/>



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending March 31, 2026

Contents

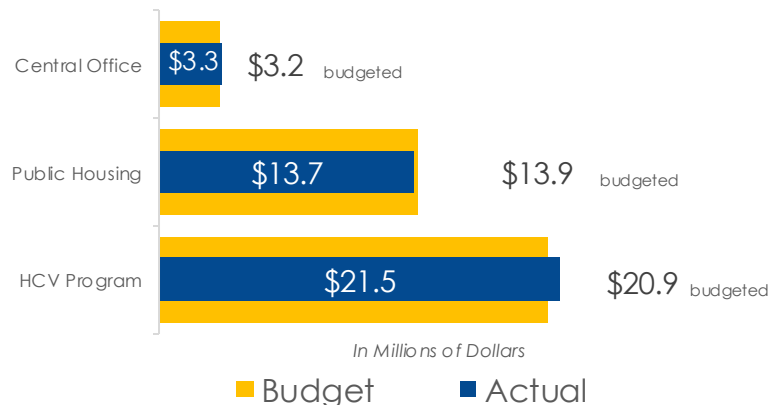
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects

Operating Sources and Uses

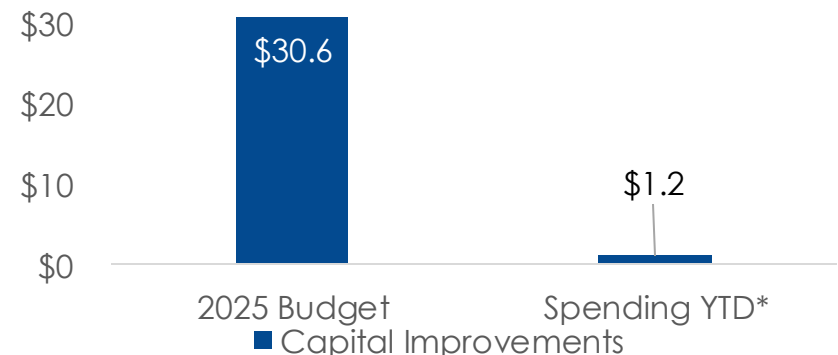
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable)		Variance %
			Variance		
Tenant Revenue -Rents & Other	\$ 5,020,743	\$ 4,932,651	\$ (88,092)		-2%
Public Housing Operating Subsidy	\$ 5,010,918	\$ 4,547,733	\$ (463,185)		-9%
HCV HAP Subsidy & Admin Fees	\$ 20,457,757	\$ 21,088,342	\$ 630,585		3%
Other Revenues, Fees, & Grants	\$ 680,127	\$ 694,131	\$ 14,004		2%
Transfers-In	\$ -	\$ 224	\$ 224		n/a
Total Sources	\$ 31,169,545	\$ 31,263,081	\$ 93,536		0%
Uses					
Public Housing Operations	\$ 13,921,511	\$ 13,684,534	\$ 236,977		2%
Housing Choice Vouchers	\$ 16,927,590	\$ 17,578,546	\$ (650,956)		-4%
MTW Initiatives and Other Services	\$ 106,752	\$ 59,281	\$ 47,471		44%
Total Uses	\$ 30,955,853	\$ 31,322,361	\$ (366,508)		-1%
Net Sources/(Uses)	\$ 213,692	\$ (59,280)	\$ (272,972)		128%

Year to Date (YTD) Expenses



MTW Capital Fund Program

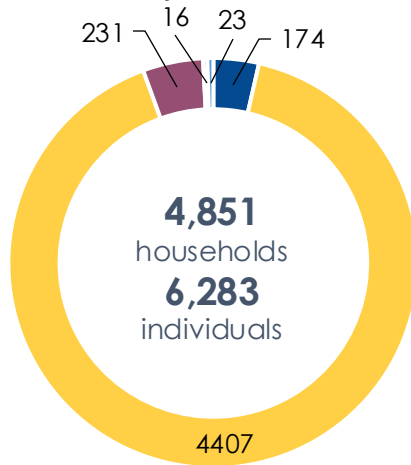


*An additional \$7.9 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

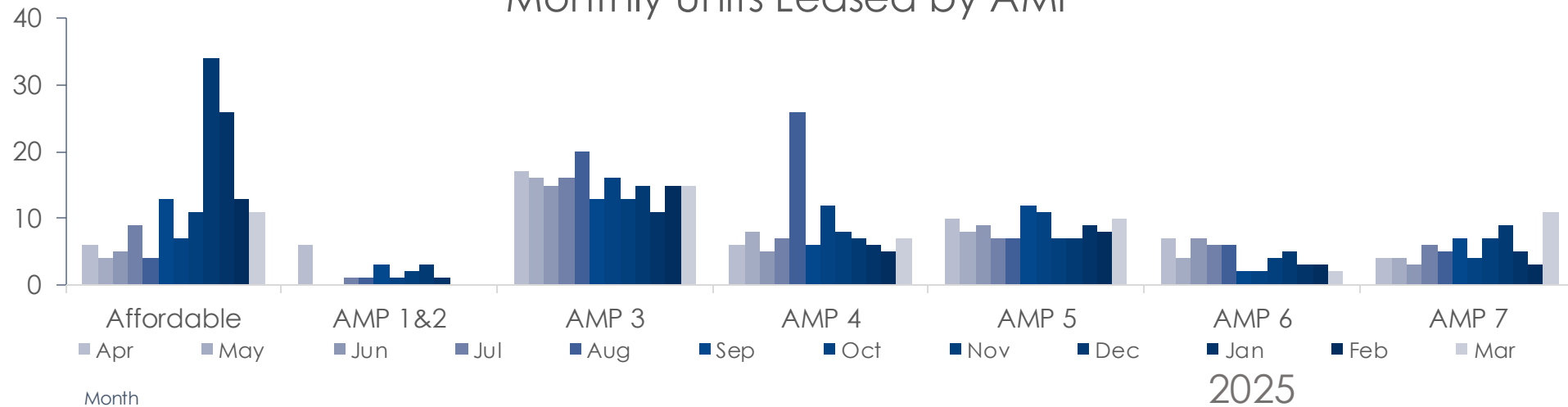


56
new units leased
during month

98%
occupancy

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

Monthly Units Leased by AMP



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

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

Public Housing Programs

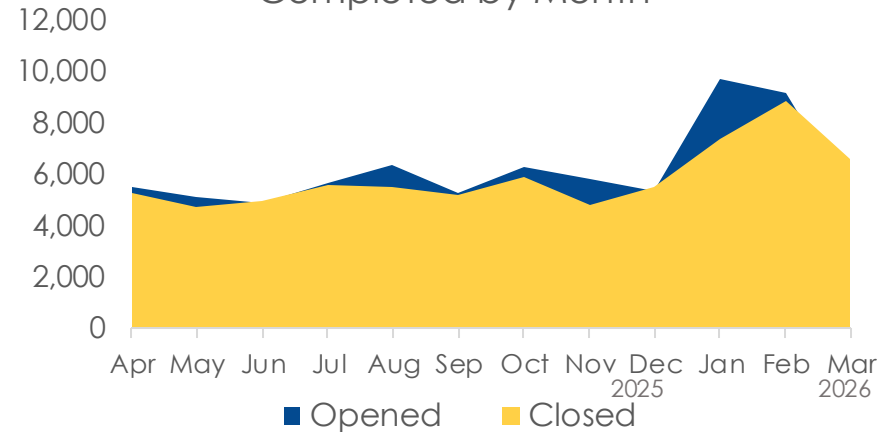


Reason for Vacating Unit	Count
Found Alternative Housing	14
Death	10
Evicted - Non Payment	9
Moving in with or closer to Family	5
Other	3
To Nursing Home	2
Moving Out of Town	2
Illness	2
Left Country	1
Mutual Termination	1

Applicants on Waiting List

Family 2024	2110
Family 2021	1298
Family	418
Disabled (18 - 49)	4277
Near Elderly (50-61)	2854
Elderly (62+)	589

Work Orders Opened and Completed by Month

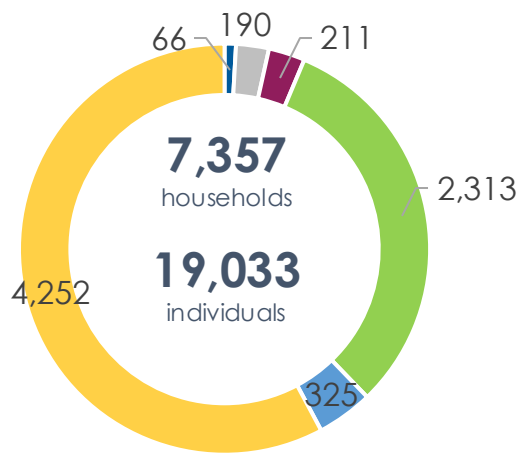


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	118	95%	0
Urgent: 1 Day	1002	88%	10
After Hours Non-Emergency: 2 Days	1	100%	0
Important: 3 Days	1137	77%	2
Routine: 10 Days	398	81%	6
Non-Routine: 20 Days	71	97%	5
Pest Control	157	100%	9

Housing Choice Voucher Programs



People Served by Program*



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

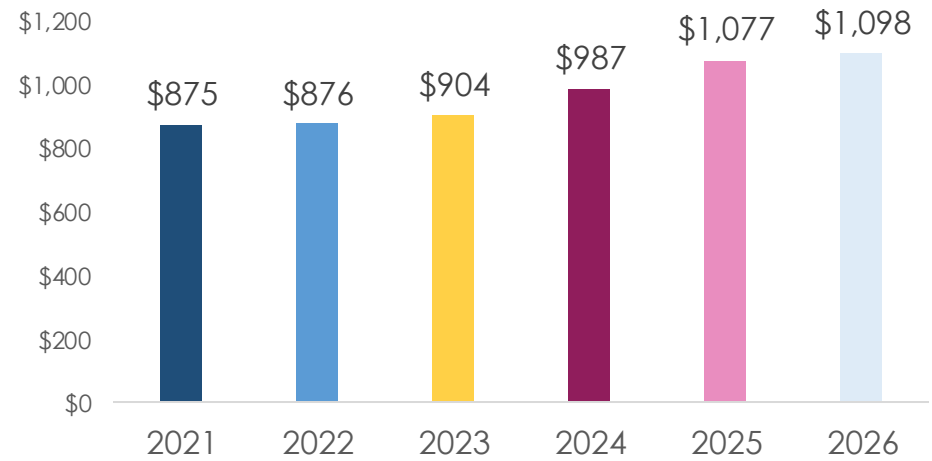
Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

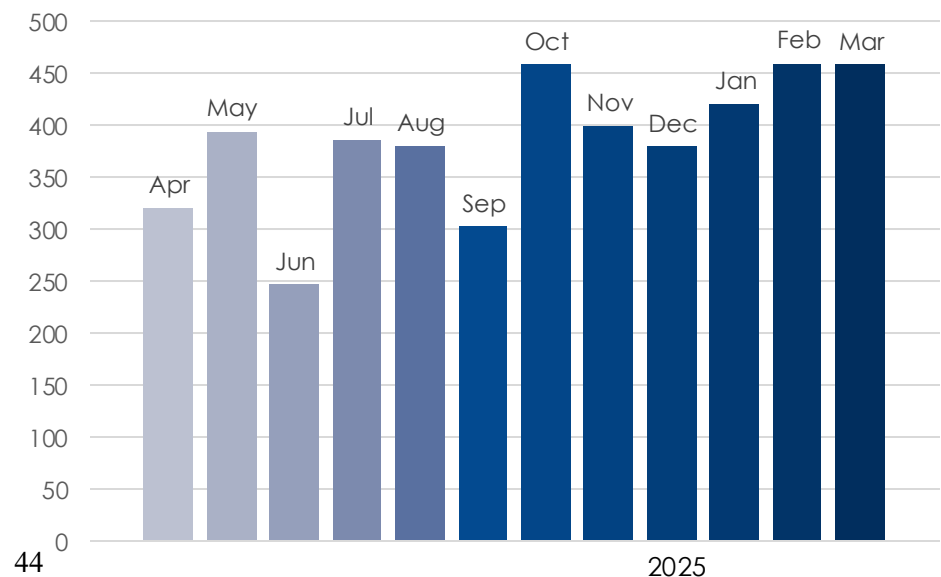
Applicants on Waiting List



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	Bidding
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	Awarding contract
2415 N 3 rd , Hiawatha Towers, 1707 3 rd Ave	Roof replacement	Under contract (2415 & 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
Cedars Mid-rises	Boiler replacement	Complete
630 Cedar Avenue South	Electrical systems replacements	Underway
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
350 Van White Memorial Blvd	Boiler replacement, elevator modernization	Elevator work underway; boiler 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; 13 completed YTD**



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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 completed**
- **824 addition weather-tight**

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

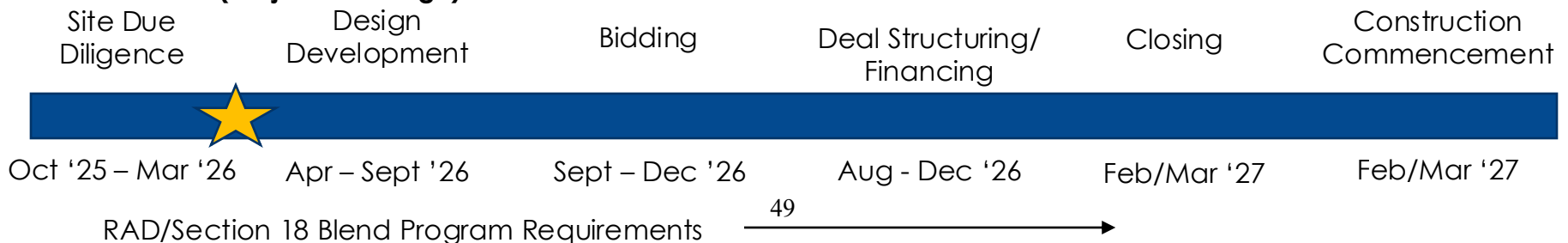


Snellings Conversion & Preservation



- 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 capital needs for both buildings; other improvements include enhanced amenities, ADA improvements, and building systems improvements.
- **RAD application submitted to HUD; rec'd HUD Commitment to Housing Assistance Payments (CHAP) award in mid-March**

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 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

Community Update

Prepared for the MPHA Board of Commissioners



April 2026 Community Update

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Agency Press Releases/Blog Posts

Keeping the Lights On: Dwan Hurt

March 30, 2026

At MPHA, Dwan Hurt ensures all the electrical systems across the agency's 42 high-rises are working properly, day-in and day-out. Dwan ensures the lights stay on, quite literally.

In early 2024, Dwan heard from a previous MPHA employee that the agency was hiring for an electrician role. Dwan applied, and from the interview he could see the MPHA team's collaborative nature. He received the role as journeymen electrician—the only electrician servicing the more than 5,000 public housing units.

“[MPHA] is a really great place to work—a great learning opportunity,” **said Dwan Hurt, Master Electrician at the Minneapolis Public Housing Authority.** “It really feels like a family here. Everyone is willing to collaborate and easy work to with.”

Last year, after logging extensive time in the field and passing an exam, Dwan earned a promotion to master electrician. As MPHA's electrician, he works on all electrical work orders from residents (lights and electrical receptors) and regularly tests switch gears, elevators, and other building systems. For Dwan, every resident interaction is an opportunity to make life a little brighter for them.

“My goal here is to make things better for the residents,” **said Dwan.** “I grew up in low-income housing. I understand not being able to live extravagantly, but everyone still deserves quality housing.”

In recent months, Dwan and all of the agency's 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). Alongside a team of contracted electricians Dwan managed and supported to complete the work, MPHA's teams have put in extended hours to ensure work orders are closed out, participated in mock inspections to identify any areas needing improvement, and continually reviewed all the building systems to prepare for the inspections.

It is because of MPHA team members like Dwan that [MPHA as earned and maintained “high performer” status with HUD](#) since the late 1990s. And it is the dedication and shared commitment across all MPHA teams of focusing on the agency's core competency of providing quality, well-managed homes that MPHA continues to build a legacy of excellence.

###

MPHA Awarded \$20,900 State Grant to Support Local Artists

April 2, 2026

Last December, MPHA was awarded a \$20,900 grant from the Minnesota State Arts Board to support two art exhibitions at the agency's [Cora McCorvey Health and Wellness Center \(CMHWC\)](#). This funding marks the first arts grant MPHA has been awarded directly from the State of Minnesota. The two upcoming grant-supported art exhibitions at the CMHWC will feature local artists, including MPHA resident artists, along with free opening receptions.

The Cora McCorvey Health and Wellness Center is an activity hub for local seniors, bringing together many partners in one convenient, fully accessible space offering a wide variety of services and recreational activities. Since 2024, the CMHWC has been hosted biannual art exhibitions with submissions primarily from older adults, reflecting the community using the center's services. Past exhibitions have centered themes of [belonging](#), [home](#), [motherhood](#) and the [inspiration that comes from a lifetime](#).

Selected from over 400 applicants, MPHA is one of 166 awardees in the Minnesota State Arts Board's Arts Experiences pilot program supporting meaningful art experiences for Minnesotans. More than \$5 million was awarded across the state this year, funding a wide range of experiences, including concerts, plays, public art, and more.

For MPHA, this new funding ensures that the CMHWC's art programming can continue in 2026. Beyond an investment in art experience, this grant award also recognizes the value of MPHA residents' and artists' lived experience, which are often underrepresented in traditional arts spaces. It also supports community arts programming in North Minneapolis, helping bring back community and creative energy that slowed during the pandemic.

The next CMHWC art exhibition, "The Many Ways We Are Neighbors: Art About Care, Community, and Connection," kicks off with an opening reception Saturday, June 6th, 2025 from 1pm to 4pm. The collection will be focused on neighbors and community care reflecting on the many ways people have practiced being neighbors amid the many challenges Minneapolis has faced in recent years.

The call for artists is now open, and interested exhibitors can learn more about the exhibition's theme, timing, and artist application, via the [artist call announcement](#).

###

MPHA Seeks State Funding for Family-Focused Projects

April 10, 2026

Yesterday, members of Minneapolis' state legislative delegation introduced numerous bills aimed at bolstering MPHA's work supporting low-income families in Minneapolis. The first, SF TBA/[HF 4901](#), would invest \$7 million in Housing Infrastructure Bonds (HIBs) in MPHA's upcoming [Glendale Townhomes](#) construction project. The second, SF TBA/[HF 4895](#), would invest \$2 million a biennium to support MPHA expanding its nationally recognized [Stable Homes Stable Schools](#) (SHSS) program.

Senator Doron Clark and Representative Mohamud Noor are leading SF TBA/HF 4901, while Senator Clark and Representative Samantha Sencer-Mura are leading SF TBA/HF 4895.

"Glendale and Stable Homes Stable Schools have served as a lifeline for thousands of low-income families since their inception," said **Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority**. "With these new investments, MPHA could provide housing stability to hundreds more low-income families for years to come. I am thankful to the leadership of Senator Clark and Representatives Noor and Sencer-Mura for recognizing the importance of investing in proven solutions to help address our state's housing affordability crisis."

Glendale Townhomes

Nestled in the Prospect Park neighborhood, more than 2,000 families have called Glendale home since it was built in 1952. Today, nearly 600 low-income residents enjoy the nearby Luxton Park, Head Start, and Green Line LRT at Glendale. However, following decades of compounded federal disinvestment in public housing, Glendale's capital backlog is estimated at more than \$22 million (with MPHA's entire capital backlog estimated at \$290 million). Glendale needs a major capital infusion to preserve this vibrant community.

Since 2024, [MPHA staff have met with Glendale residents](#) to discuss what improvements they would prioritize with any future construction project. From these conversations, residents [have identified 11 priorities to guide MPHA's planning work for the site](#). Agency staff have presented residents with potential project approaches, centering these priorities, including large-scale renovation options along with more comprehensive redevelopment approaches that could include new homes in addition to rebuilding the existing 184 homes.

Earlier this winter, [MPHA named both an architect and general contractor/consultant](#) to continue moving the planning work at Glendale forward, including additional resident engagement work this spring to help inform the project approach ultimately selected. Regardless of approach, MPHA will likely employ a two-phase approach at the site due to the anticipated magnitude of capital investment and the agency's desire to accommodate on-site relocation to the greatest extent feasible. This will also allow the project's full financing needs to be spread over several years to better align to the limited annual availability of affordable housing funding resources in the state and region.

As MPHA staff, architects, and construction teams continue to work with Glendale residents, agency staff have begun outlining the various financial tools MPHA will need to use in any future Glendale construction project. In addition to MPHA using similar financial tools as it has with the [Elliot Twins](#), [Family Housing Expansion](#), and [Spring Manor](#) projects, Glendale will require an even greater

amount of federal, state, and local funding support. And the viability of this future project will require each funding award to meet or exceed expectations.

The \$7 million in HIBs sought by SF TBA/HF 4901 will support the financing necessary to advance the first phase of the Glendale project and ensure MPHA can achieve the late 2027/early 2028 groundbreaking the agency is currently targeting at Glendale.

Stable Homes Stable Schools

Stable Homes Stable Schools is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools (MPS) working to improve school stability rates and educational outcomes by preventing and ending homelessness among families with elementary-aged children in Minneapolis. The program 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.

Since 2019, SHSS has offered two tiers of support.

- Housing Stabilization (Eviction Prevention): helps kids focus on school by keeping families in their current homes with emergency short- and medium-term support including but not limited to, back pay of rent, transportation assistance, or other housing-related expenses.
- Housing Placement and Support (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.

Since SHSS' inception in 2019, the program has supported more than 2,600 families, representing more than 7,300 children*. Additionally, the program has become a nationally recognized success, serving as a model for other localities, [most recently Denver](#).

Following the [City of Minneapolis increasing its annual SHSS funding to \\$3.6 million last December](#), the program is currently serving an estimated 330 families across both tiers of support (representing an estimated 910 children). However, there remains a significant unmet need for housing supportive services within MPS.

Currently, MPS estimates there are nearly 5,900 students eligible for Free and Reduced Lunch—all of whom would be income-eligible for SHSS support. With additional funding, MPHA can reach these children.

Senate File TBA/House File 4895 would direct a \$2 million biannual investment in SHSS via [Minnesota Housing's Homework Starts with Home \(HSWH\) Program](#). Stable Homes Stable Schools has previously [won one-time HSWH awards](#), but with SHSS' continued success and growth, MPHA leaders are seeking permanent, ongoing state funding to join annual investments from MPHA, the City of Minneapolis, and Hennepin County to continue SHSS' expansion.

As one of the state's largest multi-jurisdictional partnerships working to help students achieve academic success by obtaining and maintaining stable housing, there are few if any programs in Minnesota that remotely rival SHSS' scale and success in this work. An ongoing, biannual \$2 million investment from Minnesota would enable SHSS to serve an estimated additional 250 families per year with Housing Stabilization (representing an estimated 750 children per year).

In the weeks ahead, MPHA leaders will work with bill authors and housing committee chairs in both the House of Representatives and Senate to secure hearings for these bills, moving them forward for consideration as the legislature works to craft a supplemental budget and/or bonding bill.

###

[2026 MPHA Glendale Bonding & Child Homelessness Funding Request Presentation](#)

*As of January 1, 2026.

###

City Green Lights New Emergency Housing Voucher

April 14, 2026

Last week, the Minneapolis City Council approved a funding agreement enabling MPHA to begin administering a new city-funded Emergency Housing Voucher (EHV) program, modeled after [the successful but sunseting federal EHV program](#). This program will provide targeted rental assistance in partnership with Hennepin County's Continuum of Care for individuals and families who are homeless, at risk of homelessness, or have a high risk of housing instability.

The new city-funded EHV will provide up to 36 months of rental assistance for up to 100 households. The program has a goal of enrolling 50 individuals and 50 families.

“This new program offers a lifeline to some of our most vulnerable neighbors at a time of competing housing and homelessness crises in our city,” **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority.** “I am thankful to Councilmember Wonsley and Council Vice President Osman for leading the city's investment in this proven solution. Agency staff are eager to get this new funding in the hands of individuals and families most in need and to help address our community's housing affordability challenges.”

The new city-funded EHV program was first established by Councilmembers Robin Wonsley and Jamal Osman in [the City of Minneapolis' 2025 budget](#). Following a series of challenges to establish a funding agreement in 2025, the program was excluded from Mayor Frey's proposed 2026 budget. Councilmember Wonsley subsequently led an effort [to amend the City of Minneapolis' 2026 budget](#), initially restoring the \$1.4 million in annual funding for the program. The City Council later amended this proposal, changing the structure to a [three-year, \\$1 million-a-year pilot program](#) (appropriating \$2,091,786 in 2026, with 2027 and 2028 city budgets projected to include additional funding).

To be eligible for this new program, households will need to be assessed and referred through [Hennepin County's Coordinated Entry System](#). Once a participant household is referred to MPHA and approved for participation, households will be offered wrap-around case management services provided by Hennepin County and county-contracted providers, including housing coordination and placement within the City of Minneapolis, up to \$3,500 in assistance from MPHA to help address any obstacles in both finding and moving into stable housing, and ongoing rental assistance from MPHA to maintain housing stability for up to three years.

This unique combination of benefits mirrors the federal EHV program and are intended to increase access and remove barriers for unhoused individuals and families facing the most immediate housing challenges.

While the new program will issue 36-month vouchers, the 36 months of rental assistance may not occur over 36 consecutive months. Based on the federal EHV program, vouchers are expected to be administered for up to five years due to initial placement timelines (on average, it takes approximately six months from program enrollment for a household to find a rental unit) as well as accommodating pauses because of participant rehousing needs. When a placed household wants or is required to move without a new unit under lease, voucher use is paused until a new unit is secured. This allowance can push the actual administration of the voucher beyond 36 months.

The agency anticipates issuing its first EHV on or around June 1, with the placement of all 100 available EHVs estimated to take 18 months from the first issuance.

###

Media Clips

Another year of \$1 billion in Mpls building projects (Northeast)

By Mark Peterson

March 16, 2026

At a March 2 meeting at the Spring Manor housing complex, Mayor Jacob Frey and three other city officials spoke on the state of building activity in Minneapolis.

Frey noted that there were more than 12,000 building permits issued in 2025. He said the year's permit valuations came to more than one billion dollars for the 15th straight year.

Frey said, "This building activity means that people want to live in this great city, to do business in Minneapolis, and are 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."

He said that in order to make sure everyone has an opportunity to live in the city, there needs to be housing at various levels of affordability, including public housing. Frey said the city's partnership with the Minneapolis Public Housing Authority (MPHA) has been critical, and noted that the Spring Manor redevelopment, which includes the high-rise at 828 Spring St. NE along with the building at 809 Spring St. NE, will rehabilitate 221 units.

The redevelopment's target population is for seniors (189 units at 828, and 15 units at 824). The work includes replacing and enhancing building systems, renovating resident units with new kitchens and baths, repairing the exterior envelope and installing in-unit cooling and fresh air ventilation systems. The project includes the construction of a new four-story 50-unit building at 824 Spring St. NE. The \$78 million project, the largest public housing redevelopment project in the city's history, began last August and will go until September 2026.

Abdi Warsame, MPHA's Executive Director/CEO, thanked the Mayor and 3rd Ward City Council Member Michael Rainville for city's \$7.2 million contribution to this project.

Warsame noted that the initial \$1.3 million investment in the city's 2025 budget was the project's first financial commitment, helping spur other funding partners to invest. Warsame said work began at 809 Spring St NE last August, and more than half of the units there have been fully renovated.

Rainville, a lifelong Northeast resident, recalled visiting his grandparents on Van Buren Street and being told not to play in the construction site.

"I was a little boy in the 1960s and I watched these buildings get built, and I have fond memories of visiting my relatives and their friends in this very dignified, great housing project. This gives our seniors the real upswing in their lives that they deserve," he said, adding that he was proud to be part of this effort once again.

Erik Hansen, the city's Director of Community Planning and Economic Development (CPED), echoed

the Mayor's statement that it's good to see over a billion dollars in construction activity per year for so many years, saying it's partly due to the "fantastic" team at the city to help developers get through the process, "Whether it's getting land-use applications through our planning group all the way through our development services group, and with approving building permits and certificates of occupancy."

Hansen said this shows the importance of the city investing in building projects. "Of the top 10 project projects, we see about \$20 million in city financing to help these things come to the market." Besides Spring Manor, he highlighted two other projects that he called "Very important to the city and really exciting for Minneapolis."

Hansen described a \$35 million investment in North Commons Park, due to get new courts, fields and a water park as "A total rethinking of one of the most impactful parks in the system," and highlighted The Native American Community Clinic, expanding the clinic's space on Franklin Avenue and adding housing units in their five-story building, which is currently under construction.

Hansen said CPED is focusing on "deeply" affordable housing for those households with 30% Area Median Income (AMI) or lower, which is about \$39,000 a year for a family of four. He pointed to Spring Manor as "an example of how we need to invest to make sure that there is stable and safe housing for everybody to live in this great city."

###

Minneapolis council advances housing, development plans (Finance & Commerce)

By Dan Netter
April 10, 2026

The [Minneapolis City Council](#) had several hearings and discussions related to development, pre-eviction notice timelines and funding in the past week.

The body met twice this week, once for an over-8-hour session of the Committee of the Whole on Tuesday and then again on Thursday morning at the regular city council meeting to finalize certain actions.

Developer designated for Penn Avenue site

The Penn East site is one of the two development rights that the council designated at its Thursday meeting. John Aish Inc., a development company led by John Abulu and Stephen Obayuwana, will bring forward a new project at the intersection of Lowry Avenue North and Penn Avenue North.

The development put forward is a 49-unit project. It will feature a range of affordability, from 30% to 60% of the area median income, according to city staff.

Of the 49 units, 14 will be supportive housing units, while another 35 will be “family-sized units,” though how many bedrooms family-sized units will consist of was not specified.

The site will also feature a plaza and play areas, as well as underground parking. The bottom floor will have a potential for up to 5,000 square feet of ground-floor commercial space, per planning documents. During the community engagement process, residents expressed support for a public grocery store or a locally owned commercial business.

City staff said the next steps for the project will be negotiating land sale terms as well as a redevelopment contract.

The council voted unanimously to designate Josh Aish Inc. the developer.

Trellis officially designated developer on Kmart site

Just under a month after Trellis became the sole applicant for the first phase of the New Nicollet redevelopment, the city council officially gave exclusive development rights to the nonprofit.

The project pitched by Trellis is a 119-unit affordable apartment project that would have commercial space for three nonprofits.

According to a spokesperson for the city, if all goes as planned for Trellis, the soonest construction would commence would be 2028.

Though Trellis was ultimately the sole applicant, the nonprofit affordable housing developer and operator Aeon also submitted a plan. Aeon, as reported first in Finance & Commerce, withdrew from consideration for the site in March to “focus on housing communities” the group already operates.

MPHA to handle emergency housing vouchers administration

The Minneapolis Public Housing Authority is set to overtake the operations of the Minneapolis Emergency housing Voucher program.

This program was allocated just under \$1.7 million in the 2026 budget in addition to a rollover of \$400,000 from the 2025 budget, bringing the total to just under \$2.1 million. This program provides 100 vouchers to approximately 50 individuals and 50 families for 36 months of rent.

The council voted to approve MPHA to further develop and maintain the program going forward.

The MPHA is also expected to report back to the city about the program on a quarterly and annual basis.

Commercial pre-eviction notice timeline

The city staff will also consider studying and putting together a potential ordinance related to the pre-eviction notice timeline for commercial businesses. The ordinance was authored by Council President Elliott Payne. No timeline for how long prior to the initiation of eviction proceedings was listed in LIMS, nor was it discussed by the council.

Bathhouse ordinances referred to staff

Four ordinance proposals related to the regulation of adult bathhouse and sex venues were referred to staff following animated discussions among council members.

Among those ordinances is one that would amend the city [zoning](#) code around definitions and standards for “Sexually Oriented Uses” to allow for establishments where “sexual activity between consenting adults may be facilitated.”

Payne said the “activities that happen in these types of establishments” are already happening but in an unregulated way and these ordinances would create safer practices for all involved.

###