



## **NOTICE AND AGENDA**

June 24, 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 12:00 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 June 24, 2026
- Minutes of the Regular Meeting of May 27, 2026

---

### **NEW/PROMOTED STAFF INTRODUCTIONS.**

### **MPHA SUCCESS STORY.**

### **CHAIR'S UPDATE.**

### **RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.**

---



**CONSENT ITEMS:**

- ITEM NO. 1: *Electrical Systems Replacement at the Cedars*  
[Laura Dykema, Director of Planning & Development]
- ITEM NO. 2: *Roof Replacement at Third Avenue Towers*  
[Laura Dykema, Director of Planning & Development]

**DISCUSSION/RESOLUTION ITEMS:**

- ITEM NO. 1: *Approval of the RAD Significant Amendment to MPHA's 2026 MTW Annual Plan*  
*Resolution No. 2026 – 261*  
[Rachel Almburg, Director of Policy & Strategic Initiatives]
- ITEM NO. 2: *RAD/Section 18 Blend Application at Snelling Manors*  
*Resolution No. 2026 – 262*  
[Laura Dykema, Director of Planning & Development]

**RECEIVE AND FILE:**

- Executive Director's Update, June 2026
- Glendale Community Meeting Presentation
- Monthly Performance Report, May 2026
- Community Update, June 2026

**NEXT REGULAR MEETING:**

- Wednesday, July 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*





### **APPROVAL OF MEETING MINUTES:**

The minutes of the Regular Meeting of April 22, 2026, were presented for approval. Commissioner Erickson 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:**

- Portia Jackson introduced Alicia Adney and Landon Nelson.
- Elizabeth Hanson introduced Tamiko Mitchell.
- Dominic Mitchell introduced Heather Pacheco.

### **MPHA SUCCESS STORY:**

- Mary Boler, Director of Operations, presented “Giving Grace, Helping Residents Age in Place”. The presentation highlighted the work that the Korean Service Center provides for elderly residents to remain in housing of their choice as well as how this organization has promoted and fostered community for over 20 years.

### **CHAIR’S UPDATE:**

- Chair Reich reported that the Executive Committee met prior to board meeting of May 27, 2026, at 12:30 PM.

### **RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON’S UPDATE:**

- Belinda Walker reported that the Resident Advisory Board met prior to the board meeting of May 27, 2026, at 12:00 PM. All agenda items were discussed and approved.
  - The Resident Advisory Board brought forward their continued concerns about safety near building entryways and the need for elevator repairs.
- 

### **CONSENT ITEMS:**

- ITEM NO. 1: *Area-Wide Physical Needs Assessment (PNA)*  
[Laura Dykema, Director of Planning & Development]  
[Document No. 2026 – 36]

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



**DISCUSSION/RESOLUTION:**

- ITEM NO.1:                    *Exit of Poth Program at 1708 Oak Park Avenue*  
                                         *Resolution 2026 - 260*  
                                         [Lisa Griebel, General Counsel]  
                                         [Rachel Almburg, Director of Policy & Strategic Initiatives]  
                                         [Document No. 2026 – 37]  
                                         [Resolution No. 2026 – 260]

Commissioner Nordyke moved approval of the recommendation set forth in the report, along with the corresponding resolution attached thereto. Commissioner Erickson seconded the motion. Upon a roll call vote, 7 commissioners voted “aye”. [Chair Reich, Commissioner Erickson, Commissioner Isse, Commissioner Mohamud, Commissioner Nordyke, Commissioner Porte, Commissioner Werder], 0 commissioners voted “nay”, 2 commissioners wereabsent [Commissioner Arradondo, Commissioner Freeman]. The chair declared the motion carried and the resolution adopted.

**RECEIVE AND FILE ITEMS:**

- *Executive Director’s Update, May 2026*  
  [Document No. 2026 - 38]
- *Monthly Performance Report, April 2026*  
  [Document No. 2026 -39 ]
- *Community Update, May 2026*  
  [Document No. 2026 - 40]

---

**ADJOURNMENT:**

There being no further business to come before the board during this meeting and upon a motion duly made by Commissioner Erickson and seconded by Commissioner Isse, the meeting adjourned at 2:10 PM.

---



---

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

June 24, 2026

---

DATE THESE MINUTES WERE APPROVED

**PUBLIC HEARING:**

- Significant Amendment to the 2026 MTW Plan outlining MPHA's plan to leverage resources to bring upgrades to two of its mid-rise properties.
- Chair Reich called the Public Hearing to order and opened the floor for any public comments.
- Seeing none, the meeting was adjourned at 2:25 PM.



June 24, 2026

## REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director / CEO

**SUBJECT:** Electrical Systems Replacement at the Cedars, 620 Cedar Ave and 1611/1627 South 6<sup>th</sup> Street

**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 the Cedars mid-rises is included in these plans.

**Resident Council Review/Recommendation:** This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's June 24, 2026 meeting.

**Budget Impact:** Approximately 70% of the project costs will be financed through Minnesota Housing's Publicly Owned Housing Program (POHP); the balance 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 \$3,255,000 with Preferred Electric for electrical systems replacement at the Cedars mid-rises located at 620 Cedar Avenue and 1611/1627 South Sixth Street.

The Cedars mid-rises, located at 620 Cedar and 1611/1627 South Sixth Street with a total of 348 units, has original main electrical switchgear, distribution panels, and apartment load centers that are obsolete and have 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.

On April 9, 2026, an invitation for bids was publicly advertised with a bid due date of May 6, 2026. The following bids were received:

Preferred Electric	\$3,255,000
AID Electric Corporation	\$3,440,095
JPMI Construction Company	\$3,691,560

The lowest bidder, Preferred Electric, has successfully completed similar projects, 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 [ldykema@mplspha.org](mailto:ldykema@mplspha.org).



June 24, 2026

## REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director / CEO

**SUBJECT:** Roof Replacement at Third Avenue Towers, 1707 Third Avenue South

**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 Third Avenue 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 June 24, 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 \$564,843 with Endurance Exteriors for roof replacement at Third Avenue Towers located at 1707 Third Avenue South.

Third Avenue Towers, located at 1707 Third Avenue South, is a 22-story high-rise with 199 residential units. The age of the existing built-up roof system is nearly 30 years old and, although MPHA has performed regular maintenance to extend the serviceable life, roof replacement is now needed. Along with a new, 30-year fully adhered roof system for the tower, the scope of this project also includes new and additional insulation, roof access door replacement, installation of safety anchors and replacement and re-certification of the lightening protection systems.

On April 24, 2026, an invitation for bids was publicly advertised with a bid due date of June 2, 2026. The following bids were received:

Ringo Construction	<i>Bid withdrawn</i>
ML Beasley Roofing LLC	<i>Bid withdrawn</i>
Endurance Exteriors	\$564,843.00
Proficient Construction	\$565,115.00
Huot Construction and Services, Inc.	\$618,127.12
Berwald Roofing Company Inc.	\$667,100.00
Dura-Roof LLC	\$887,000.00
Central Roofing Company	\$939,675.00
Advanced Design Contracting	\$1,000,000.00

The lowest responsive bidder, Endurance Exteriors, has successfully completed roof replacement projects 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 [ldykema@mplspha.org](mailto:ldykema@mplspha.org).



June 24, 2026

## REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director / CEO

**SUBJECT:** Approval of the Rental Assistance Demonstration Significant Amendment to MPHA's 2026 MTW Annual Plan

**Previous Directives:** In January 2026, the MPHA Board of Commissioners approved MPHA's application for the HUD's Rental Assistance Demonstration (RAD)/Section 18 program at Snelling Manor and 37th Street Manor. MPHA's application was approved and MPHA was awarded a Commitment to enter a Housing Assistance Payments (CHAP) by HUD in March 2026.

**Resident Council Review/Recommendation:** This amendment to the annual plan was noticed to all MPHA residents, including residents of the Snelling Manor and 37th Street Manor properties, and called for public comment within local media beginning May 6th. MPHA followed all resident notification and engagement requirements under the RAD program, in addition to regular engagement with the property's Resident Council and MPHA's Resident Advisory Board (RAB). The RAB will consider this amendment for approval at its regular meeting prior to the June 24th board meeting.

**Budget Impact:** None

**Procurement Review:** N/A

**RECOMMENDATION:** It is recommended that the Board of Commissioners adopt the attached resolution approving the Rental Assistance Demonstration/Section 18 Significant Amendment to MPHA's 2026 MTW Annual Plan and submit it to HUD pursuant to the requirements in the MTW Agreement.

MPHA continues preparing for the conversion of federal housing subsidy and a subsequent major renovation at Snelling Manor and 37th Street Manor, facilitated by the Rental Assistance Demonstration (RAD)/Section 18 program administered by the U.S. Department of Housing and Urban Development (HUD).

Prior to submitting a RAD financing plan to HUD, HUD requires all PHAs to amend their annual plan to reflect the conversion. Accordingly, this current recommendation is to amend the current and previously approved 2026 Moving to Work (MTW) Annual Plan.

In the amendment, MPHA adheres closely to the template language provided by HUD, filling in the details specific to this project. These additions correspond to the latest information about the project shared by MPHA staff with the board, including the preservation of 56 units and reconfiguration of 5% of these units



to be fully Type-A, mobility accessible. The amendment text is unchanged from the draft posted for public comment in early May.

MPHA made a draft of the amendment available for public review beginning May 11th for a thirty (30) day comment period. The agency received no comments at the board's May 27th public hearing on the RAD amendment. Additionally, MPHA received no written public comments through the advertised channels specifically devoted to the amendment. This speaks to MPHA's regular engagement with residents throughout the process. A number of items, including community needs and a review of conversion timeline and protocols during construction, have been discussed regularly for nearly a year, in an attempt to answer all questions and promote awareness of the RAD/Section 18 conversion.

The full version of the Amendment to the 2026 plan is on MPHA's website (<https://mphonline.org/mtw>) and a hard copy will be available at the Board meeting. A board resolution follows this report.

Questions regarding this report can be directed to Laura Dykema, Director of Planning and Development ([ldykema@mplspha.org](mailto:ldykema@mplspha.org)).



## RESOLUTION NO. 2026 - 261

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

**WHEREAS**, the Rental Assistance Demonstration (RAD)/Section 18 program offers an opportunity to stabilize MPHA's federal subsidy to this property and work with new partners to fund the building improvements for the benefit of its low-income residents; and

**WHEREAS**, the MPHA Board of Commissioners approved MPHA's application for the RAD /Section 18 program in January 2026, followed by HUD's approval of that application in March 2026; and

**WHEREAS**, HUD requires that housing authorities include planned RAD conversions as an amendment to their annual plan (or MTW Annual Plan, for Moving to Work agencies such as MPHA); and

**WHEREAS**, as an amendment to the MTW Annual Plan, MPHA has conducted a public hearing and considered comments from the comment period.

**NOW THEREFORE BE IT HEREBY RESOLVED**, by the Board of Commissioners of MPHA that MPHA's 2026 MTW Annual Plan is hereby amended and that the Executive Director is authorized to submit it to HUD for approval as required in the MTW Agreement.



June 24, 2026

## REPORT TO THE COMMISSIONERS

**FROM:** Abdi Warsame, Executive Director / CEO

**SUBJECT:** Rental Assistance Demonstration (RAD)/Section 18 Conversion at Snelling Manor and 37th Street Manor

**Previous Directives:** On September 24, 2025, the Board adopted MPHA's 2026 Moving to Work (MTW) Annual Plan, which outlined the use of HUD's Rental Assistance Demonstration (RAD)/Section 18 tool for the agency's preservation efforts, including at Snelling Manor and 37th Street Manor, the 3755 Snelling Avenue and 3205 East 37th Street sites. On January 28, 2026, the Board authorized MPHA to submit a RAD application to HUD for Snelling Manor and 37th Street Manor. On June 24, 2026, the Board is separately considering the Rental Assistance Demonstration Significant Amendment to MPHA's 2026 MTW Annual Plan, related to the RAD/Section 18 Blend for Snelling Manor and 37th Street Manor, for approval.

**Resident Council Review/Recommendation:** MPHA staff met with the residents from both buildings in July 2025 to begin initial conversations about the RAD conversion, and hosted four resident meetings at the sites in December 2025 to provide additional information on the RAD conversion. Staff also hosted resident meetings at the sites on April 14 and April 15, 2026, to specifically discuss the RAD/Section 18 Blend program. This recommendation will also be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's June 24, 2026 meeting.

**Budget Impact:** None

**Procurement Review:** N/A

**RECOMMENDATION:** It is recommended that the Board of Commissioners adopt a resolution authorizing the Executive Director/CEO or his designee to utilize HUD's RAD/Section 18 Blend program for the Snelling Manor and 37th Street Manor repositioning efforts.

MPHA is pursuing a RAD/Section 18 Blend conversion and comprehensive renovation of two sister mid-rise buildings located at 3755 Snelling Avenue ("Snelling Manor") and 3205 East 37th Street ("37th Street Manor"). Both buildings are five-stories with 28 apartments each, built in the mid-1960s, with nearly identical layouts. This project will build upon the success of MPHA's two previous RAD conversions, the Elliotts Twins project and Springs Expansion project. These projects utilized similar HUD tools to cumulatively complete \$70M in renovations on 385 existing units and add an additional 25 units of accessible housing to MPHA's portfolio.

HUD's RAD/Section 18 Blend program was developed to help encourage significant investments in RAD projects. With this program, HUD provides a higher level of subsidy for a percentage of the units, based on the level of rehab investment at a building (i.e. the greater the investment, the greater the subsidy). The



Snellings project will utilize the 90/10 blend. This blend will allow 90% of the units to receive Section 18 subsidy that matches the HCV payment standard, with the other 10% of the units receiving RAD subsidy, which is consistent with the subsidy provided under public housing. The Section 18 units receive approximately 20% more subsidy, which helps provide access to additional and necessary resources for this project.

The two buildings have extensive deferred capital needs. This additional funding through the RAD/Section 18 Blend program is necessary for MPHA's planned rehabilitation of the Snelling Manor and 37th Street Manor, which addresses those capital needs, while also accomplishing many livability improvements for residents.

Questions regarding this report can be directed to Laura Dykema, Director of Planning and Development ([ldykema@mplspha.org](mailto:ldykema@mplspha.org)).



## RESOLUTION NO. 2026 - 262

- WHEREAS,** the Minneapolis Public Housing Authority (MPHA) administers Low Income Public Housing (LIPH) programs with over 5,000 public housing units, serving over 6,500 residents, which rely on federal funding in the form of annual appropriations by Congress for both the Operating Fund and the Capital Fund, as dispersed to MPHA by the U.S. Department of Housing & Urban Development (HUD); and
- WHEREAS,** for many years the Congressional appropriations for both the Operating Fund and the Capital Fund have been insufficient to fully fund reasonable and necessary expenses to administer and make capital improvements to public housing; and
- WHEREAS,** MPHA estimates its 2025 capital backlog at \$290 million while recent annual capital funding from HUD was \$20 million; without adequate funding, MPHA estimates its backlog will grow exponentially in the next twenty years; and
- WHEREAS,** MPHA is in the process of repositioning its housing portfolio and as part of its repositioning efforts is applying for an approval of a Rental Assistance Demonstration (RAD)/Section 18 Blend for two adjacent buildings located at 3755 Snelling Avenue (MN00200007-018A) containing 28 apartments and 3205 East 37th Street (MN00200007-022A) containing 28 apartments; and
- WHEREAS,** the MPHA's Board of Commissioners By-Laws require approval of the RAD/Section 18 Blend for the Snellings project as authorized by Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (the "1937 Act"); and
- WHEREAS,** approval of the RAD/Section 18 Blend is important to the goal of MPHA converting the Snelling Manor and 37th Street Manor properties using Section 18 in combination with RAD; and
- WHEREAS,** the Mayor of the City of Minneapolis provided a letter of support for the RAD/Section 18 Blend on April 30, 2026; and
- WHEREAS,** MPHA hosted resident meetings at Snelling Manor and 37th Street Manor on April 14-15, 2026, to consult with residents on the RAD/Section 18 Blend; and



**WHEREAS,** MPHA's Board of Commissioners decided on the RAD/Section 18 Blend for Snelling Manor and 37th Street Manor, where up to 90% of the units may be converted through Section 18 in accordance with Notice PIH 2021-07;

**NOW THEREFORE BE IT HEREBY RESOLVED,** by the Board of Commissioners of MPHA:

- (i) The RAD/Section 18 Blend application submission for 3755 Snelling Avenue and 3205 East 37th Street, part of project MN00200007, is approved;
- (ii) The Executive Director/CEO or his designee is authorized to proceed with the process on June 24, 2026.



June 24, 2026

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

---

In late May, MPHA staff and residents welcomed Congresswoman Ilhan Omar and City Councilmember Pearl Warren to Lyndale Manor for a resident town hall. Residents had a chance to hear from their elected leaders and ask questions, with many residents focusing on the need for more mental health resources, federal funding for MPHA and affordable housing. Congresswoman Omar has been a strong supporter of MPHA, helping secure \$2 million in federal funding in 2022 to install fire suppression systems in MPHA high-rises. Earlier this year, the Representative, along with Senators Klobuchar and Smith, advanced MPHA's \$1 million funding application to support electrical and fire system replacements at Lowry Towers in North Minneapolis.

Councilmember Warren, while new to the Minneapolis City Council, has quickly established herself as a strong champion of the Northside. In only a few months in her role on City Council, she has met with MPHA leaders and residents numerous times to express her support for MPHA and learn more about the agency's many activities. The Councilmember has expressed a key interest in Heritage Park and learning more about its history and what steps the City of Minneapolis, MPHA, HUD, and other partners are taking to stabilize the site.

Since McCormack Baron Salazar was removed from operational control of Heritage Park by a Hennepin County court last year, MPHA, the City of Minneapolis, and other partners have worked with the new court-appointed receiver, Certus Financial, to help restore the property. In addition to millions invested by MPHA, the City of Minneapolis, and a federal earmark, there is an additional \$5 million from Minnesota Housing that MPHA helped secure earlier this year that will fund critical repairs to the property. In our conversations with the Councilmember, we committed to keeping her informed of progress at the site as well as updating her on the long-term stabilization plan Certus Financial is developing alongside partnered organizations.

Shifting focus to MPHA's portfolio, HUD completed its inaugural National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections of MPHA properties late last month. I know I've already shared this news with board members, but MPHA scored a weighted average of 87 out of 100 across its public housing portfolio in its 2026 inspections. And while there is room to improve, this is a strong first score under the new NSPIRE inspection system. In the years ahead, I have challenged our public housing operations team to meet or exceed the final physical inspection score MPHA achieved in 2023 under



HUD's previous Public Housing Assessment System: 98.5 out of 100. While this is a lofty goal, our team has already proved capable of reaching it. I am confident we can replicate this success and maintain the agency's legacy of excellence under the new NSPIRE system.

More recently, the agency continues to advance a major construction project at Glendale. Earlier this month, agency leaders made their annual budget presentation to Mayor Frey and city budget staff, which focused largely on future construction at Glendale. And last week, after 18 months of extensive resident engagement on the topic, we unveiled MPHA's plan to fully redevelop Glendale during a resident community meeting.

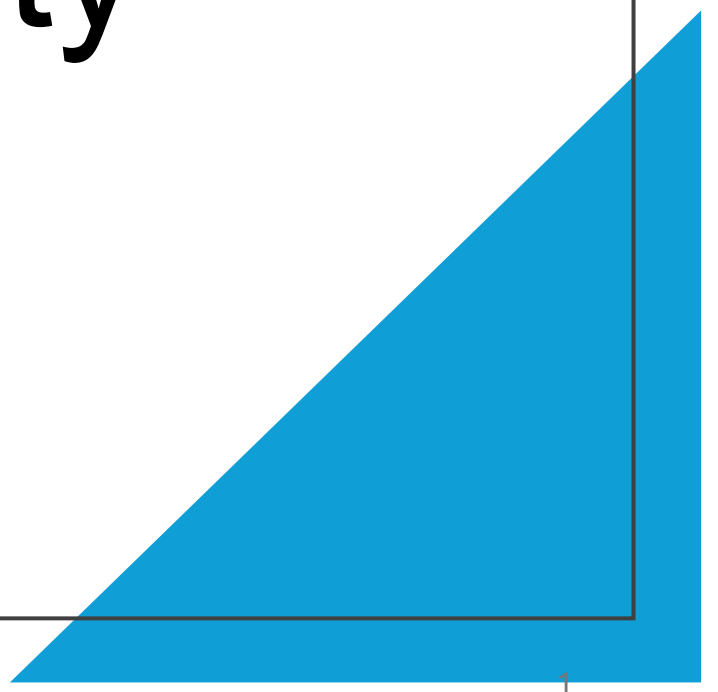
Centered around Glendale residents' priorities, the two-phase project will completely rebuild the existing 184 homes and add 100 new family homes on the 12-acre site. The project includes a variety of unit sizes, ranging from one- to five-bedroom family homes. The agency will build these new homes across a mix of housing types, including low-rises, small multiplexes, and townhomes. In addition to making comprehensive livability, health, safety, and accessibility upgrades to the 74-year-old site, the agency also intends to maintain significant green space across the property.

Construction on the project's first phase is tentatively scheduled to begin in late 2027/early 2028, contingent on securing the project's necessary financing. The agency anticipates total development costs across both phases to reach \$200 million, making it the largest project MPHA has ever developed and among the largest investments in affordable housing in Minneapolis history.

Next steps for this project include beginning to seek the necessary local, state, federal, debt, and tax credit funding, starting with Minnesota Housing's consolidated Housing Tax Credit RFP application due early next month. We will continue to keep board members informed of this project's progress, and we hope to continue this positive momentum as we begin seeking and securing the project's financing.

# Glendale Community Meeting

June 17, 2026





# Today's Meeting Agenda

- Welcome & Introductions
- Selected Project Direction
- HUD & Affordable Housing Tools; MPHA Commitments
- Relocation
- Next Steps
- Break out sessions to learn more about:
  - Site Plan
  - Unit Concepts
  - Relocation Contract - Resident Rights & Assurances
  - HUD & Affordable Housing Tools

# Meeting Ground Rules

We want to hear from you today. To ensure that we can have everyone participate we will follow these rules:

- Act in a respectful way.
- Everyone behaves in a manner that:
  - *Does not* disrupt the orderly conduct of the meeting
  - *Does not* interfere with the ability of others to observe or participate
  - *Does not* create fear or intimidation
- Participants wait to speak until they are called on.
- To give everyone a chance to speak, we may ask you to finish your comment within 3 minutes.

# What We've Studied

Option 1: Rehab + Additions



Option 2: Rehab + Additions + New



Option 3: New Construction



# Project Direction

## New Construction

- One for one replacement of existing homes + 100 new homes
- Total Unit Distribution
  - 1-bedroom: 39
  - 2-bedroom: 98
  - 3-bedroom: 103
  - 4-bedroom: 32
  - 5-bedroom: 12
- Three building types
  - Townhomes
  - 3-story Walkup (all homes have direct access to outside)
  - 4-story elevator building
- ~120 homes with direct unit and outdoor access
- ~300 parking spaces
- Areas for new indoor and outdoor resident amenities
- PICA/Head start & Food Shelf remain



# Project Direction

- Best serves the diverse needs of community with multiple building and unit options
  - Accessibility and one-level living in multiple building types
- Most livability improvements
- New construction can more efficiently and effectively address noise transfer between units
- Adds parking and both indoor and outdoor amenity spaces
- Accommodates existing residents at Glendale and their evolving needs, while also allowing for MPHA to serve additional households



# Townhomes

- 63 townhomes ranging from 1-5 bedrooms
- One-and two-level units
- Front and back doors
- Parking mostly in surface lots



*\* Representative image of selected direction for buildings. Building design may change throughout process.*

# 3-Story Walkup

- 5 buildings with 40 units (8 each/bldg) ranging from 1- 5 bedrooms
- All units have front doors/direct access with their own outdoor space.
- Parking mostly in surface lots



*\* Representative image of selected direction for buildings. Building design may change throughout process.*

# 4-Story Elevator

- 4 buildings with less than 50 units each. Units range from 1-4 bedrooms
- Ground floor units have direct access with their own outdoor space
- Management office included in one building
- Buildings include indoor amenity spaces
- Parking mainly in underground parking garages

*\* Representative image of selected direction for buildings. Building design may evolve throughout process.*



# Evaluation Criteria

CRITERIA	DETAILS	MEET THIS?
<b>Resident Priorities</b>		
Home condition & performance	Exterior and site improvements, interior updates (flooring, finishes, appliances), updated systems: heating, cooling, ventilation	Y
Livability & functionality	MN Housing standards for new construction affordable housing: sizes of kitchen/dining room/living room, # of baths; off-street parking & additional storage	Y
Community character & connections	Front doors, shared green space, private outdoor spaces, community/site/unit amenities	Partially
Accessibility	Step-free living options, accessible living options	Y
Relocation	Accommodates some on-site relocation, minimizes off-site relocation	Partially
<b>Additional Priorities</b>		
Additional units	Adds more deeply affordable units, including more diverse units	Y
<b>Funding Requirements</b>		
Project financing	Ability to secure financing	Y
Funder requirements	Accessibility standards, MN Housing standards, HUD standards/requirements	Y
Historic preservation	If eligible for National Register, meeting standards for historic rehabilitation	N

# Trade Offs & Considerations

CRITERIA	DETAILS
<b>Resident Priorities</b>	
Home condition & performance	All new construction provides best opportunity to provide modern living and address residents' stated priorities of exterior and site improvements, interior updates (flooring, finishes, appliances), updated systems: heating, cooling, ventilation. New construction would have the highest level of sound transfer mitigation. All existing hazardous materials are removed or mitigated.
Livability & functionality	Best option to meet current housing standards. Allows for single level living in some unit types, diverse building types, larger kitchens, living rooms, and additional bathrooms and storage. New construction would allow for additional parking, including covered parking. Would result in the loss of basement storage space.
Community character & connections	Loss of existing buildings. Different building types/outdoor spaces will have different community feel; residents concerned with apartment/elevator buildings; some units would not have direct access/front doors. Best option for new/additional amenities.
Accessibility	All new construction provides best opportunity to improve accessibility and provide step-free living options; best opportunity to fully address residents' stated priorities as well as their health and safety concerns.
Relocation	Best option for accommodating some on-site relocation during construction. Residents retain the right to return to the site.
<b>Additional Priorities</b>	
Additional units	~100 new deeply affordable units and more diverse units; best option to better serve families living at Glendale and provide additional deeply affordable housing in an amenity and transit-rich, affluent neighborhood. MPHA has approximately 3,500 households on its family waitlist. The National Low Income Housing Coalition's annual <i>The Gap</i> report published in 2026 noted Minnesota still needs 97,500 additional homes affordable to extremely low-income renters.
<b>Funding Requirements</b>	
Project financing	Lowest per unit TDC's; financing feasibility more reliant on local resources/soft sources
Funder requirements	Best option for accommodating all accessibility, MN Housing, HUD requirements & standards
Historic preservation	Does not have a historic preservation outcome

# HUD & Affordable Housing Tools

- HUD's RAD Section 18 Blend Program
  - Subsidy converts from Public Housing (Section 9) to Project-Based Voucher (Section 8)
  - Subsidy stays with the unit for at least 40 years
  - Tenant rights and protections remain the same
  - Allows the use of traditional affordable housing financing tools: Low-Income Housing Tax Credits, conventional financing, and state and local housing soft sources
- Why the RAD Section 18 Blend Program
  - Increases annual HUD subsidy to support more improvements to the property; federal appropriations for Section 8 program are typically higher and more stable than Section 9 appropriations
  - Public Housing (Section 9) blocks the use of affordable housing financing tools, leaving very limited financial options for addressing MPHA's \$290M backlog in capital needs for its portfolio and improving the quality and livability of homes
  - Use of Low-Income Housing Tax Credits – primary equity source for affordable housing nationwide
  - Use of City, county, state and federal soft funding sources
- What the RAD Section 18 Blend Program Makes Possible
  - Significant and meaningful investments that improve livability, accessibility, and quality of homes, to meet the modern-day needs of our residents

**Absent the use of new tools, Glendale stays as it is – aging, inaccessible, inadequate**

# MPHA Commitments Remain the Same

- MPHA owns the Land
  - Fee title never transfers. 99YR ground lease. MPHA holds throughout
- MPHA controls the ownership entity
  - Managing member throughout. Tax credit investors are passive partners only
- MPHA Manages the Property
  - MPHA continues to operate and manage the property
- Affordability Restrictions
  - Legal covenants on the land – not dependent on annual Congressional appropriations or changes in financing structure
- Residents Pay 30% of Income just like they do now.
  - Every household has project-based voucher attached through a 20-year Housing Assistance Payment contract with automatic 20-year renewal – a specific long-term federal commitment that Section 9 Public Housing does not provide
  - Residents pay 30% of income. Affordability restrictions recorded on the land provide an independent layer of protection
- Relocation & Right to Return
  - MPHA has a proven track record of working one-on-one with its residents to support and carry out relocation efforts; MPHA has consistently stated its commitment to accommodating as much on-site relocation as possible and developing a relocation contract in conjunction with residents with any project approach at Glendale
  - HUD and other funders require a formal relocation plan to be in place ahead of conversion and financial commitments
  - Every current household has the right to return to a home that meets their family's needs. This is both MPHA's commitment and a federal requirement under HUD's RAD program

# Relocation

- Relocation required regardless of any project direction.
- MPHA intends to accommodate as many households on site as possible by holding vacant units when families leave.
- MPHA covers all moving expenses.
- We know some families will likely have to leave Glendale during construction.
- If a family must or wants to leave during construction, they have the right return.
- No one will lose their housing benefits due to relocation.
  
- One-on-One Meetings
  - In late July we will start one on one meetings with you to understand your needs. Hassan, MPHA's Relocation Coordinator, will meet with you in your home to learn about your needs and preferences.
  
- Relocation Contract
  - Breakout sessions: learn what is outlined including resident rights & assurances.
  - We will start developing a relocation contract with residents in August.

# MPHA as a Resource

- You are going to continue to have questions throughout this process.
- MPHA will be available to answer your questions.
- Connect with your Property Manager, Kayse Kruschke, and she will work with us to get you answers.
- The project team will be hosting office hours in the future as well.

# Next Steps

- We have a lot of design and planning work to still do. There is a lot to continue to discuss, shape, and decide.
- Resident Advisory Group and House Calls/Office Hours
  - If you're interested in participating in the Resident Advisory Group or more house calls with MPHA and the design team, please let Kayse know. We will also be hosting office hours again – notices will be provided!
- June 18, 2026
  - Section 106 Consultation Meeting: MPHA will share the materials from tonight in that meeting.
- July 2026
  - MPHA begins to pursue financing
    - MN Housing; City support
    - Other funding opportunities under consideration for next year
- Late July 2026
  - Resident One-on-One meetings will begin.
- August 2026
  - Begin Discussing Relocation Contract with Resident Advisory Group and in Open Houses
- September 2026- Summer 2027
  - Additional design, phasing, planning engagement with residents
  - Additional Relocation Contract Engagement
  - Additional engagement on HUD's RAD Section 18 Blend Program

# Breakout Sessions

- Four topics for you to engage deeper on, ask questions, and provide comments.
- Each table will have a topic. You can come and go to each table as you want to.

## **Table 1: Site Plan, Renderings, and Amenities**

- Learn more about the different types of buildings, where they are on the site, and our initial design plans for the buildings.
- Discuss the different amenity areas within the project.

## **Table 2: Unit Design & Layout**

- Learn more about how the design for new units and the existing units compare including their sizes, storage, and layouts.

## **Table 3: Relocation**

- Learn about the Relocation Contract that MPHA developed with residents for another project.
- Learn more about what goes into a relocation plan.

## **Table 4: HUD & Affordable Housing Tools**

- Learn more about how MPHA uses HUD's RAD Section 18 Blend Tool.
- Learn more about how MPHA uses low-income housing tax credits and other affordable housing financing tools.



# Monthly Performance Report

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

## Contents

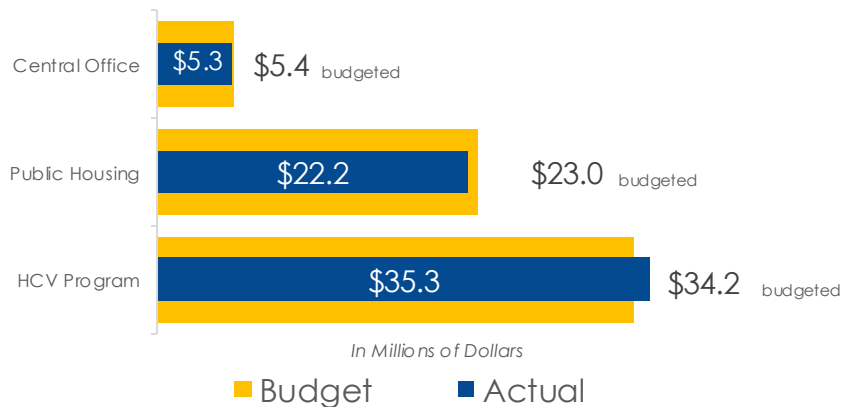
1. Financials
2. Performance of Operations
  - Public Housing Programs
  - Housing Choice Voucher Programs
3. Building Improvement and Development Projects

## Operating Sources and Uses

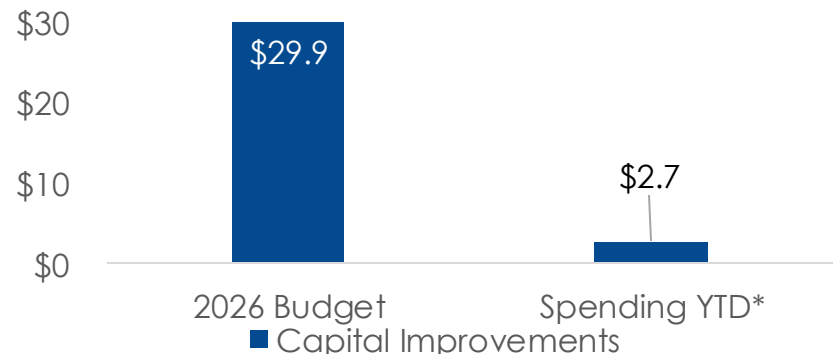
### MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable)	
			Variance	Variance %
Tenant Revenue -Rents & Other	\$ 8,367,905	\$ 8,215,881	\$ (152,024)	-2%
Public Housing Operating Subsidy	\$ 8,351,530	\$ 7,639,415	\$ (712,115)	-9%
HCV HAP Subsidy & Admin Fees	\$ 33,511,234	\$ 34,613,867	\$ 1,102,633	3%
Other Revenues, Fees, & Grants	\$ 1,133,545	\$ 1,102,781	\$ (30,764)	-3%
Transfers-In	\$ -	\$ 224	\$ 224	n/a
<b>Total Sources</b>	<b>\$ 51,364,214</b>	<b>\$ 51,572,168</b>	<b>\$ 207,954</b>	<b>0%</b>
<b>Uses</b>				
Public Housing Operations	\$ 22,959,258	\$ 22,197,311	\$ 761,947	3%
Housing Choice Vouchers	\$ 28,241,729	\$ 29,374,856	\$ (1,133,127)	-4%
MTW Initiatives and Other Services	\$ 177,920	\$ 93,539	\$ 84,381	47%
<b>Total Uses</b>	<b>\$ 51,378,907</b>	<b>\$ 51,665,706</b>	<b>\$ (286,799)</b>	<b>-1%</b>
<b>Net Sources/(Uses)</b>	<b>\$ (14,693)</b>	<b>\$ (93,538)</b>	<b>\$ (78,845)</b>	<b>-537%</b>

### Year to Date (YTD) Expenses



### MTW Capital Fund Program

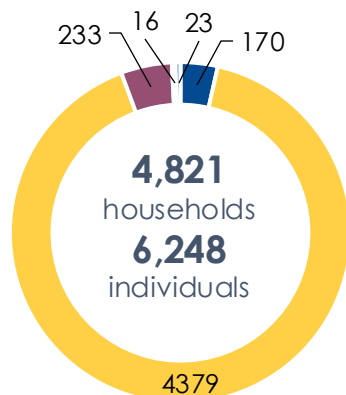


\*An additional \$11.6 million is under obligation for capital projects YTD

# Public Housing Programs



## Occupied Units\*

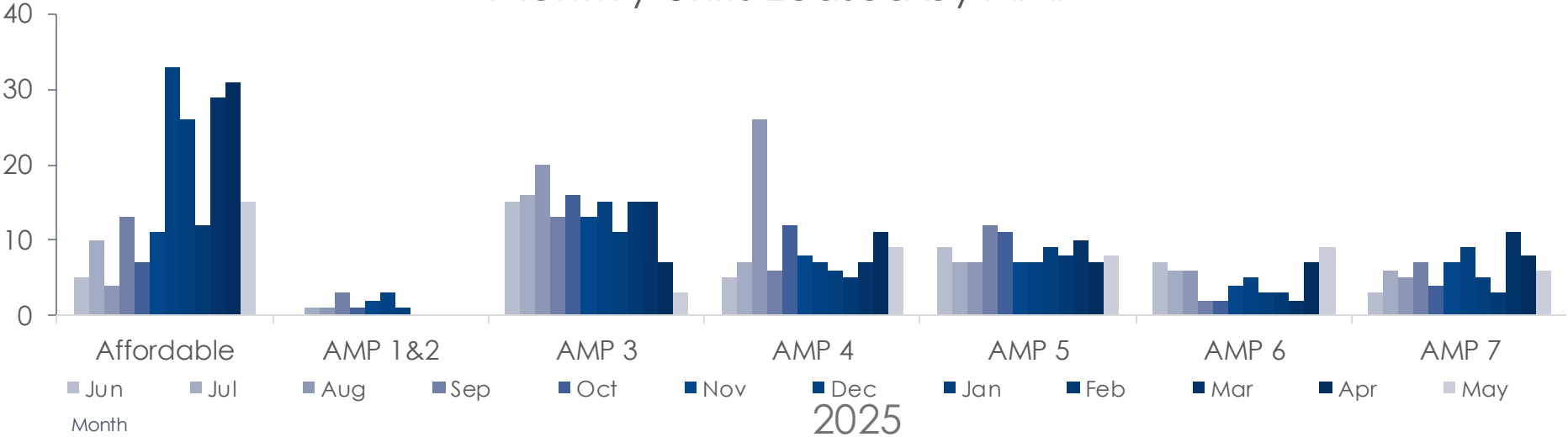


**50**  
new units leased during month

**97%**  
occupancy

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

## Monthly Units Leased by AMP



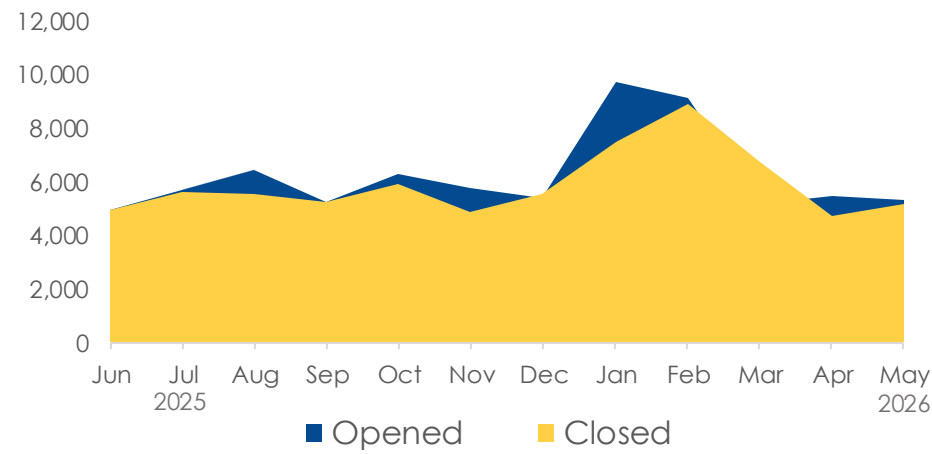
\*At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.  
\*\*Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

# Public Housing Programs

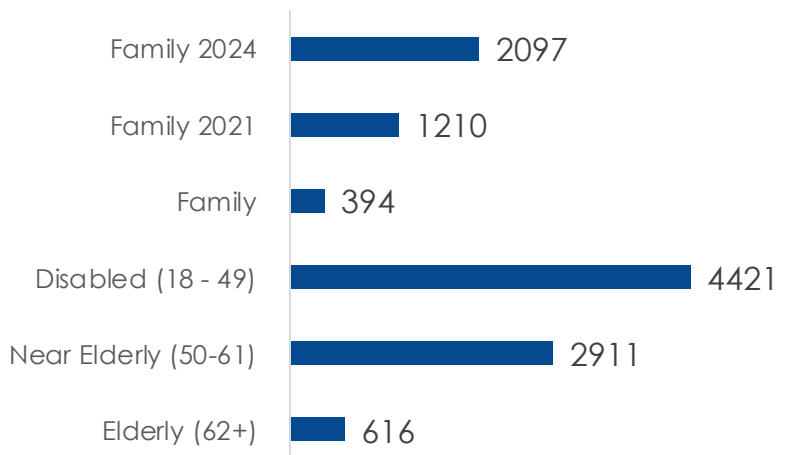


Reason for Vacating Unit	Count
Death	14
Found Alternative Housing	9
Moving in with or closer to Family	5
Moving Out of Town	3
Illness	2
Evicted - Non Payment	2
To Nursing Home	2
Left Country	1
Dislike Unit	1
Mutual Termination	1
Other	1
Skip	1

### Work Orders Opened and Completed by Month



### Applicants on Waiting List

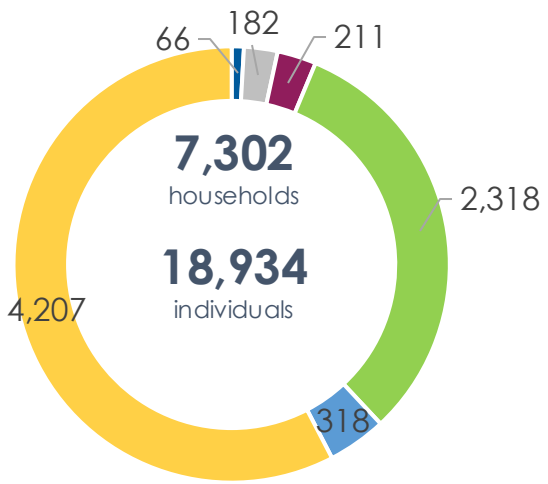


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	121	95%	0
Urgent: 1 Day	779	82%	1
After Hours Non-Emergency: 2 Days	1	100%	0
Important: 3 Days	1534	67%	3
Routine: 10 Days	693	85%	5
Non-Routine: 20 Days	92	84%	10
Pest Control	403	100%	6

# Housing Choice Voucher Programs



People Served by Program\*



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

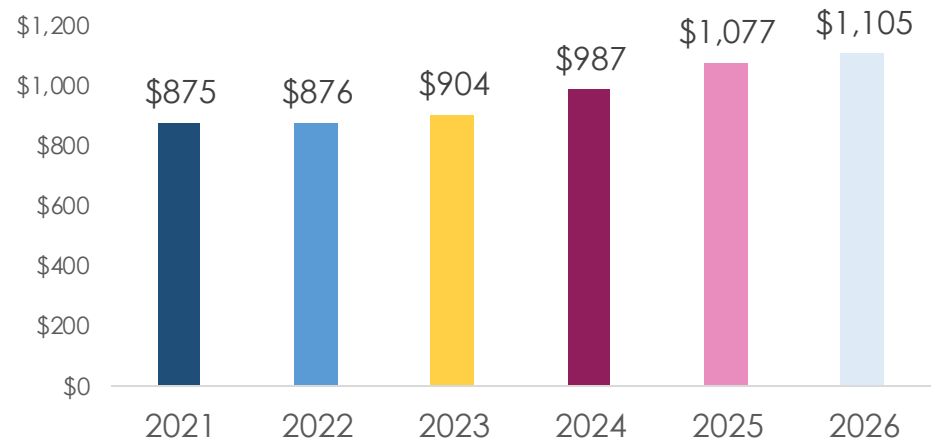
Family Unification Program and Veterans Affairs Supportive Housing

\*Including port-ins and port-outs

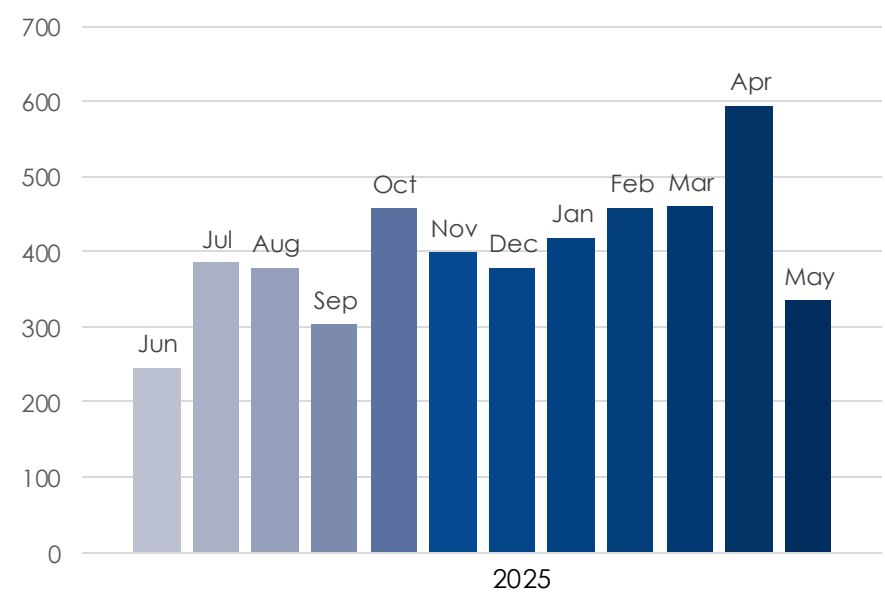
Applicants on Waiting List



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	Awarding contract
Horn Towers/314 Hennepin/Fifth Aves	Apt electrical panel replacement	Under contract – start TBD
315 Lowry Ave N	Main electrical switch gear & generator replacement	Under contract – fall start
1707 3 <sup>rd</sup> Ave	Roof replacement	Awarding contract
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	Cancelled/postponed
1900 3 <sup>rd</sup> St NE	Roof replacement, exterior façade restoration	Under contract/bidding
630 Cedar Ave S	Exterior façade restoration	Planning
1015 4 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> /31 16 Oliver/1717 Wash/2533 1st	Main electrical switch gear & generator replacement	Suspended; awarding new contracts
630 Cedar Avenue South	Electrical systems replacements	Underway
2415 North Third Street	Main electrical switch gear replacement, generator install	Under contract; mid-summer 2026 start
Multiple High-rises	Fire alarm system upgrades	Awarding contract/underway
1515 Park Avenue South	ADA shower replacement	Substantially complete
1717 Washington St NE	Roof replacement	Underway
Fifth Avenue Highrises	Entry vestibule upgrades	Underway
2415 N 3 <sup>rd</sup> , Hiawatha Towers	Roof replacement	Underway
350 Van White Memorial Blvd	Boiler replacement, elevator modernization	Underway (boiler); complete (elevator)
901 N 4 <sup>th</sup> Avenue	Corridor flooring replacement	Substantially complete

## 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; radon testing/mitigation across portfolio substantially; complete 7 add't exterior rehabs underway**
- **Deep turns ongoing; 24 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, 2025**
- **First three phases of units completed**
- **824 addition weather-tight & interior finishes underway**

## 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; finalizing scope of improvements**

## Timeline (subject to change)



# Public Housing Tax Levy – 2024



Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. <b>Funds fully committed at financial closing 7/10/25.</b> 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	\$750,000
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	\$435,000
Highrise Elevator Modernization – 600 18 <sup>th</sup> 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 <sup>th</sup> 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. <b>Funds fully committed at financial closing 7/10/25.</b> Construction underway.	\$3,361,799*	\$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.*

*\*Revised/reduced to reflect actual collection amount.*

# 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 substantially complete.	\$500,000	\$378,000
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.	\$1,000,000	\$0

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

# Community Update

Prepared for the MPHA Board of Commissioners



## June 2026 Community Update

### Table of Contents

<b>Agency Press Releases/Blog Posts.....</b>	<b>2</b>
Stable Homes Stable Schools Receives \$400,000 Grant .....	2
MPHA Earns Strong Score in New HUD Inspection System.....	4
MPHA Launching New Landlord Excellence Program.....	6
New State Funding Helps MPHA Shrink Section 8 Waitlist.....	8
<b>Media Clips.....</b>	<b>10</b>
Documenters report: Minneapolis Public Housing Authority moves to sell Oak Park building (MinnPost) .....	10
Hennepin County's housing push: \$19.2 million, 1,400 units, and a race against an impossible gap (Insight News).....	12
Millions invested, but 200+ apartments in Near North Minneapolis complex sit vacant, unsafe (KSTP) .....	15

## *Agency Press Releases/Blog Posts*

### **Stable Homes Stable Schools Receives \$400,000 Grant**

May 28, 2026

Last week, The Minneapolis Foundation announced a grant award of \$400,000 to [Stable Homes Stable Schools](#) (SHSS) through the foundation's OneMPLS Fund. The award is part of a larger \$500,000 grant to Minneapolis Public Schools (MPS), supporting housing stability programming designed to support educational outcomes and end cycles of generational poverty for students and their families over the next two years.

With SHSS experiencing a significant increase in referrals in recent months, the funding comes at a critical time. The \$400,000 granted funds will support the expansion of program eligibility to families earning below 50 percent Area Median Income (AMI), up from less than 30 percent AMI, ensuring that more children at risk of housing related educational disruptions are able to fully engage in their lessons and classrooms.

Stable Homes Stable Schools is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and MPS, along with the YMCA of the North as the service partner, working to reduce homelessness among families with elementary-aged kids in Minneapolis and improve immediate and long term educational outcomes for students impacted by housing instability. 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 7,500\* kids and 2,700\* families have benefited from the program.

More than 2,360\* families, like the [Alexander family](#), have received emergency short- or medium-term assistance through SHSS' housing stabilization program. Housing stabilization helps families avoid homelessness with emergency assistance which could include back pay of rent, helping pay for fixing a car needed to get to work, or other forms of assistance to keep families in their current housing. This tool is key to preventing homelessness before it happens and has helped 6,500\* children avoid homelessness since SHSS' inception.

Another 340\* families, like the [Albert](#) and [Lige](#) families, have received multi-year rental help through SHSS' housing placement and support program. This multi-year rental assistance and wraparound services help families escape or avoid homelessness and aids them in securing stable, long-term affordable housing. This includes housing search and tenant education to secure affordable housing in the private rental market. Beyond financial support, SHSS provides one-on-one case management services addressing families' financial empowerment, tenant readiness, and education and employment development. This combined approach helps families remove barriers to housing stability and prepare them for self-sufficiency.

This \$400,000 award from the Minneapolis Foundation builds on numerous grants and funding awarded to SHSS in 2025. Recent awards include a [\\$900,000 from Minnesota Housing](#), [\\$350,000 from the Pohlad Family Foundation](#), and the City of Minneapolis providing both a one-time and annual increase of \$1.4

million, [replenishing the program's reserves while also bringing the city's annual funding contribution to \\$3.6 million.](#)

###

SHSS is a referral-based program. Anyone interested in learning more about participating in SHSS should contact their MPS social workers to determine eligibility.

\*As of March 31, 2026

###

## [MPHA Earns Strong Score in New HUD Inspection System](#)

June 3, 2026

Late last month, the U.S. Department of Housing and Urban Development (HUD) completed its final 2026 inspection of MPHA’s public housing units under its new physical inspection system, [National Standards for the Physical Inspection of Real Estate \(NSPIRE\)](#). Inspections first began in February with MPHA’s public family housing, including [Glendale](#), and concluded in May with MPHA’s Northside high-rises. With inspections concluded, MPHA earned a weighted average score of 87 out of 100 across its public housing portfolio.

“While there is room to improve, this is a strong first score under the new NSPIRE inspection system,” **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority**. “Our public housing operations team did a great job going from an inspection system staff spent decades mastering to a brand-new system with different measurements and criteria. With the inaugural inspections complete, I have challenged our team to build on this score in the years ahead to meet or exceed the near-perfect scores MPHA scored under HUD’s previous physical inspection system.”

The new INSPIRE system replaces HUD’s long-time Public Housing Assessment System (PHAS) physical inspection. Under the previous system, [MPHA scored a near-perfect 98.5 percent](#).

While inspectors still evaluate conditions inside resident units, building common areas, and building exterior/site conditions, the system places a greater emphasis on health, safety, and habitability inside resident units. With the greater emphasis placed on the interior of residents’ homes, preparing for NSPIRE inspections required MPHA staff to work more closely with residents to comply with the new standards.

In the weeks leading up to inspections, MPHA team members gave up nights and weekends to work with residents, close out work orders, and inspect (and reinspect) units, community/common spaces, and maintenance areas. Through this work, MPHA staff deepened their relationship with residents and created a shared goal among residents and staff of earning excellent NSPIRE scores.

In the end, the agency’s focus on resident units paid off – the agency was assessed very few deficiencies associated with health, safety, and habitability inside resident units. The bulk of the agency’s deficiencies were moderate/low severity issues that were quickly corrected, primarily in mechanical/electrical rooms and building corridors.

Scores are awarded to each of MPHA’s Asset Management Projects (AMPs), which is the HUD terminology for the geographic grouping of public housing buildings. For MPHA, AMP 1 is Glendale, AMP 2 is public scattered site family housing, AMP 3 is Northside high-rises, AMP 4 is Northeast high-rises, AMP 5 is South high-rises, AMP 6 is Southeast high-rises Southeast, and AMP 7 is Southwest high-rises.

To calculate the agency’s weighted average score, the AMP scores are compiled and re-weighted based on the number of units in each AMP. Staggered over the next three years, HUD will reinspect every MPHA AMP, providing agency staff with an opportunity to learn from this year’s inspections to return to the near-perfect scores MPHA achieved under HUD’s previous physical inspections system.

###

## **MPHA Launching New Landlord Excellence Program**

June 11, 2026

In July, MPHA is launching a new Landlord Excellence Program (LEP) to expand training resources, incentivize high-performing landlords, and more quickly remediate problems with landlords who partner with MPHA to provide homes for individuals and families with a rental subsidy through MPHA's voucher programs. This new program will ensure landlords meet MPHA's standards, provide voucher holders additional insight into landlords' performance, and create greater efficiencies within the agency's landlord inspection and education work. The program will become effective on July 1, 2026.

“This new Landlord Excellence Program creates a clear methodology for landlords that partner with MPHA to provide the type of quality homes MPHA voucher holders deserve,” **said Brandon Crow, Director of Housing Choice Vouchers at the Minneapolis Public Housing Authority.** “By providing a clear understanding of MPHA standards and incentivizing landlords who consistently meet or exceed these benchmarks, the program aims streamline MPHA's reeducation and reinspection work. This new system will also deliver greater transparency to voucher holders, along with identifying landlords who need additional assistance meeting MPHA's housing standards.”

When a voucher holder chooses a home, the unit must be inspected by a housing authority inspector to confirm the unit meets MPHA's inspections standards. These standards, based on the US Department of Housing and Urban Development's Housing Quality Standards, ensure families are moving into decent, safe, and sanitary rental units.

MPHA regularly performs three types of inspections: initial (done to approve a unit for move-in), annual (done once a year to ensure a unit maintains standards), and interim (at the request of the tenant or the owner for a specific issue). When a unit fails an inspection, landlords have 21-30 days to make repairs before a reinspection is performed. If a unit fails a reinspection, the unit goes into abatement—landlords forfeit funds until stipulated requirements are met. If the unit is not brought up to the standard within the required timeline after the reinspection, MPHA will terminate the contract, and the tenant moves to another unit.

The new LEP will create a tiered system to measure landlords' performance in meeting MPHA's Housing Choice Voucher (HCV) department's inspection standards. The program will classify landlords into gold unit, standard, and remediation tiers based primarily on the inspection pass rates and number of abatements.

The classification is not a reflection of the units' quality, but rather the landlords' ability to meet the criteria MPHA sets for maintaining a unit. Landlords who consistently meet or exceed MPHA's standards will receive an enhanced incentive package, while those who fail to meet standards will receive additional education and assistance. To ensure fairness across different sized landlords, the number of units a landlord owns impacts their required inspection pass rate.

While the existing program incentivized new landlords to work with MPHA, the Landlord Excellence Program incentivizes all landlords—no matter how long they have worked with MPHA—to ensure the units MPHA voucher holders live in exceed the minimum requirements. The new program also brings process efficiencies for landlords and the agency for high performers. This means MPHA has more time

to allocate to education, training, and reinspections for those not meeting the MPHA standards.

Landlords in the gold unit tier qualify for damage claims up to \$2,500 beyond the security deposit, don't require reinspection upon submitting proof of repairs (including photos, invoices, or work orders), and can opt for biennial inspections instead of annual inspections. Landlords that fall into the remediation tier lose out on damage claims, require and are charged for physical reinspection of all failed inspections, and must attend a remediation training.

On July 1, all landlords and property managers that have qualifying active units with MPHA will be assigned a tier based on their inspections and abatements over the last year (July 1, 2025-June 30, 2026). Some units, such as project-based units, will not qualify for the program. Thereafter, annual reviews will be used to determine a landlord's status based on the number of owned units, inspection pass rates, and number of abatements over the previous 12-month period. Tier movements will only occur at the time of the annual reviews. New landlords will be automatically placed into the standard tier.

###

Landlords interested in renting to MPHA voucher holders should email or call MPHA's Community Engagement Specialist at [owners@mplspha.org](mailto:owners@mplspha.org) or (612) 342-1222. Landlords can post properties for free on [housinglink.org](http://housinglink.org) and can contact [owneroutreach@mplspha.org](mailto:owneroutreach@mplspha.org) to share property details.

###

## [New State Funding Helps MPHA Shrink Section 8 Waitlist](#)

June 16, 2026

Earlier this month, MPHA began working to substantially reduce its Housing Choice Voucher waitlist using \$21 million in funding from Minnesota Housing's new [Bring it Home \(BIH\) program](#). Currently, there are 337 households on MPHA's federal voucher waitlist from when the agency last accepted applications in 2019. Every eligible household from the waitlist will be offered the new state-funded BIH housing assistance. Agency staff will begin issuing vouchers to eligible households from the federal waitlist in July so they can begin searching for [eligible rental units](#) this summer.

Last year, Minnesota Housing awarded MPHA a two-year, \$21 million grant to administer BIH in Minneapolis. The \$21 million award is estimated to fund the equivalent of 600-700 federal vouchers. Minnesota Housing and MPHA finalized the necessary funding agreement enabling MPHA to begin administering BIH earlier this spring. Currently, [MPHA administers nearly 7,500 Housing Choice Vouchers](#), benefiting more than 18,500 people. More than 90 percent of MPHA's 7,500 voucher holders are at or below 30 percent AMI.

“The state's new Bring it Home program will help hundreds of families and children in Minneapolis access stable, affordable housing,” said **Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority**. “At a time when our city and region face an affordable housing crisis, this new program will ease that burden for hundreds of low-income households. I am deeply thankful to all the state leaders involved in establishing the Bring it Home program.”

Minnesota Housing's new BIH program is modeled after the federal Housing Choice Voucher program. In the federal program, housing authorities provide low-income households with a rental assistance voucher to rent a home from participating property owners whose property is inspected and deemed to meet program requirements. The household typically pays 30 percent of its income toward rent, and the voucher pays the remainder of the monthly rent costs up to an amount established by the U.S. Department of Housing and Urban Development (HUD). The new BIH program will operate similarly, with local housing authorities administering the program to provide rental assistance for low-income Minnesota families (defined as cost burdened households at 50 percent Area Median Income (AMI) or below).

Because of different program eligibility requirements between the federal and state voucher programs, agency staff anticipate a small number of federal waitlist households will be ineligible for the new BIH program. Additionally, participants in MPHA's BIH program are restricted to living in Minneapolis, whereas the federal voucher program provides greater geographic flexibilities. As a result, agency staff anticipate some eligible households will opt out of the BIH housing assistance as they continue to wait for a federal voucher. Households will maintain their spot on the HCV waitlist if they are ineligible or otherwise decline enrollment in BIH.

With less than 400 households on MPHA's current federal waitlist and new state funding for the equivalent of 600-700 federal vouchers, agency staff anticipate MPHA will have additional funding to assist households beyond those already on its federal waitlist. The exact number of additional households that can be served will not be known until after agency staff complete the enrollment of eligible and interested households from its existing federal waitlist this summer.

As a result of this additional funding, MPHA intends to open a BIH waiting list to the public later this year—the first time MPHA has accepted public applications for any tenant-based voucher since 2019. The agency will provide additional details and waitlist opening dates as more information becomes available in the coming months.

###

MPHA is not currently accepting applications for its Housing Choice Voucher or Bring it Home waitlists. For those currently needing housing assistance, the agency is accepting applications for its non-family public housing [general occupancy \(ages 18-49\)](#), [near elderly \(ages 50-61\)](#) , and [senior housing \(age 62+\)](#) waitlists.

###

## Media Clips

### **Documenters report: Minneapolis Public Housing Authority moves to sell Oak Park building (MinnPost)**

By Twin Cities Documenters

June 2, 2026

MinnPost's [Twin Cities Documenters](#) program trains and pays community members to take notes at local government meetings. Below are Documenter Travonta Nance's summary and observations from the May 27 meeting of the Minneapolis Public Housing Authority. You can find Travonta's full notes [here](#), which include links to the agenda and our audio recording.

#### **Summary:**

- The Minneapolis Public Housing Authority approved a \$671,972 contract with Ameresco to perform a physical needs assessment across all of its properties. The U.S. Department of Housing & Urban Development requires this assessment every five years.
- The MPHA approved putting up for sale the building at 1708 N. Oak Park Ave., which the youth housing nonprofit Avenues for Youth is transitioning out of to a [new building](#). ([Details on pages 8-10](#))
  - The building is outdated and has degraded significantly over time. It is cost-prohibitive to reconfigure it for another service provider.
  - The transaction would require state approval, and proceeds would go to the Minneapolis Housing Financing Agency.
- The MPHA approved the formation of two corporate entities – Glendale Housing Resources Mgmt. LLC and Glendale Housing Resources LP – for the Glendale redevelopment project. ([Pages 46-76](#))
  - This is a procedural requirement related to using tax credits, General Counsel Lisa Griebel explained.
  - No other decisions have been made regarding the redevelopment; a board member mentioned currently gathering feedback from residents.
- The MPHA received and filed an Executive Director's Update for May 2026 ([Page 11](#))
  - Heather Pacheco is replacing longtime MPHA CFO, Tim Durose, effective June 2. Tim Durose was awarded a "Certificate of Service" for his legacy of care, skill and good work.
  - U.S. Senators Amy Klobuchar and Tina Smith submitted MPHA's Congressionally Directed Spending (CDS) request for \$1M to support electrical/fire system replacement at Lowry Towers
- The MPHA received and filed a Monthly Performance Report for April 2026. ([Pages 12-24](#)) No discussion was held.
  - MPHA is at 97% capacity, housing 6,252 residents in 4,835 households.
- The MPHA received and filed a Community Update for May 2026. ([Pages 25-41](#)) No discussion was held.

#### **Observations and follow up questions:**

**Accessibility:** Did you face any challenges that made it harder to document the meeting or that may have made it difficult for others to attend?

- The agenda was disorganized and not clearly laid out. It contained each individual resolution and presentation. There were also screens present but none of the included presentations were shown on them.

**Scene:** About how many members of the public attended the meeting? If watching virtually, what was the livestream count (if applicable)? Was anyone protesting outside?

- There were roughly 30-35 members of the public attending. There was no livestream or recording for this meeting.

**Notable:** Do you have any follow up questions or other observations to share?

- All the attendees appeared engaged and several appeared to be regulars.

**How to get involved:**

When is the next meeting for this board/committee? Any upcoming public hearings? Online surveys?

The next meeting is on Wednesday, June 24 at 1:30PM

###

## **Hennepin County's housing push: \$19.2 million, 1,400 units, and a race against an impossible gap (Insight News)**

By Al McFarlane

June 9, 2026

Hennepin County is moving on multiple fronts to stabilize housing for its most vulnerable residents — investing in new construction, shoring up homeownership, and pushing emergency rent relief to thousands of households on the edge of eviction. The scale is significant. The gap it is working against is larger.

The county's own data frames the challenge plainly: 53,090 households in Hennepin County earn below 30% of the area median income. There are only 18,705 housing units in the county that are affordable to them. That is a shortfall of more than 34,000 homes for the county's most economically vulnerable residents — the people who need housing the most and have the fewest options to find it.

Against that backdrop, the Hennepin County Housing and Redevelopment Authority (HRA) Board approved \$19.2 million in affordable housing and homeownership funding at its May 12 committee meeting, with the action proceeding to the full County Board for a final vote. The investment is projected to create or preserve approximately 1,400 affordable housing units countywide.

The most telling detail from the HRA meeting, according to the MinnPost documenter report: applications for affordable housing funding came in at more than twice the amount available. Demand, in other words, is not the problem.

### **Kyle Garden Square: a century-old building becomes a home**

One of the county's most concrete recent achievements sits at 700 Tenth Avenue South in Minneapolis' Elliot Park neighborhood, steps from Hennepin County Medical Center. Kyle Garden Square is a \$25-plus million conversion of a 1920s-era medical office building — most recently used as a surgical training center — into 59 units of deeply affordable permanent supportive housing for adults 18 and older who have experienced homelessness.

The project was developed by Alliance Housing, with Touchstone Mental Health providing optional, personalized 24-hour on-site support services, and Property Solutions & Services managing the property. Funding came from a multi-agency coalition including the Minnesota Housing Finance Agency, the Hennepin County HRA, the City of Minneapolis, the Federal Home Loan Bank of Des Moines, Sunrise Bank, the Metropolitan Council, the Minneapolis Public Housing Authority, and HUD's Continuum of Care program.

Of the 59 units, 48 are leased through the county's Coordinated Entry System and dedicated to people exiting chronic homelessness. The building includes both studio and one-bedroom apartments — each with its own heat and air conditioning — as well as a community room with kitchen facilities and a courtyard. Services are rooted in person-centered planning and designed to support independence and community integration, not to mandate participation.

New resident Aminat's words at the opening said everything a policy document cannot: "When I was handed the keys, it felt like I had home in my hands."

### **The Rosalyn and Rogers Mainstreet: suburban investment**

The county's housing investment extends well beyond Minneapolis. In Bloomington, the county contributed \$500,000 in Affordable Housing Incentive Fund (AHIF) funding toward The Rosalyn, a 128-unit affordable senior rental development by Shafer Richardson. Eight of those units are reserved for households at or below 30% of the area median income (AMI) — the deepest affordability tier and the hardest to finance.

In Rogers, Duffy Development Company broke ground in April on Rogers Mainstreet Senior, a 40-unit senior housing development as part of a downtown redevelopment initiative. All 40 units are reserved for households at or below 50% AMI. The county contributed \$300,000 in AHIF funding and \$286,700 from its Environmental Response Fund — the latter addressing site remediation costs that would otherwise make the project financially unworkable.

### **Key housing investments at a glance**

**Total HRA investment:** \$19.2 million across five programs

**Units created or preserved:** ~1,400 countywide (final count pending County Board vote)

**Kyle Garden Square:** 59 units, Elliot Park Minneapolis — 48 for people exiting chronic homelessness

**The Rosalyn (Bloomington):** 128 senior affordable units — county contributed \$500,000 AHIF

**Rogers Mainstreet Senior (Rogers):** 40 senior units, all at or below 50% AMI — \$300,000 AHIF + \$286,700 ERF

**Rent Help Hennepin (2026):** \$9.6 million — targets prevention of 2,500+ evictions

**City of Minneapolis co-investment:** Additional \$2 million for emergency rent support

### **Emergency rent assistance: Rent Help Hennepin**

With eviction filings climbing across the metro, Hennepin County's 2026 budget allocated \$9.6 million for Rent Help Hennepin, the county's emergency rent assistance program. The goal: prevent more than 2,500 evictions this year. The City of Minneapolis has added \$2 million to extend that reach.

To qualify for the Minneapolis component, residents must earn no more than 30% of the area median income and must have received a pre-eviction filing notice. The pairing of the notice requirement with the income threshold is a deliberate design choice: it targets resources at the households most immediately at risk of losing housing, before an eviction is finalized and its consequences — credit damage, housing instability, children changing schools — become permanent.

### **Homeownership support — and a gap in the program**

The county's homeownership investments operate on two tracks: assistance for first-time buyers getting in, and preservation programs for existing homeowners at risk of falling out.

The county's Homebuyer Assistance Program has provided down payment assistance to first-time buyers navigating the barriers of purchase. First-time homeowner Carlos Cordero credited the program with helping him complete a purchase more quickly than he anticipated. The county's homeownership programs are structured around land trust and land restriction models designed to maintain long-term affordability — ensuring that public investment in homes does not cycle out of affordability the moment a property changes hands.

For homeowners already in trouble, the Hennepin Homeownership Preservation Program (HHPP) — a joint program with the City of Minneapolis and the Minnesota Homeownership Center — offers foreclosure prevention counseling and direct financial assistance for past-due mortgage and utility payments. Eligibility is limited to COVID-19-impacted homeowners below 50% AMI.

### **Emergency Housing Vouchers: a hard-won program with a complicated history**

One of the most consequential recent housing initiatives in Minneapolis involves the intersection of city and county action: a new city-funded Emergency Housing Voucher (EHV) program that permanently funds 100 vouchers for people experiencing chronic homelessness, pairing rental assistance with wraparound case management services through Hennepin County.

The program was championed by City Council Member Robin Wonsley, who had to fight for it twice. Wonsley first passed EHV funding through the 2025 budget, but the Frey administration failed to implement the partnership or release the funds. Wonsley called out the delay directly during the 2026 budget process, saying the slow-walking "left at least 150 residents out on the streets this year when they could have been indoors and receiving wraparound services."

The 2026 budget ultimately restructured the funding as a three-year, \$1 million-per-year pilot, with \$2,091,786 appropriated in 2026 and additional funding projected in 2027 and 2028. MPHA is now implementing the program, with households referred through Hennepin County's Coordinated Entry System. Eligible participants receive up to \$3,500 in move-in assistance and ongoing rental subsidies to maintain housing stability.

The track record behind that claim is real. In Hennepin County's federally funded EHV program — launched through the American Rescue Plan Act — the county achieved a 97% success rate, deploying all 246 of its HUD-allocated vouchers. That is among the highest utilization rates in the country for the program. The new city-funded program is modeled directly on that success.

Homelessness in Hennepin County disproportionately falls on Black and Native residents. According to 2023 HUD Continuum of Care data for the Minneapolis/Hennepin County area, 35% of unsheltered residents were African American and 30% were Native American. The Emergency Housing Voucher program, by design, reaches the people the market has failed most completely.

###

## Millions invested, but 200+ apartments in Near North Minneapolis complex sit vacant, unsafe (KSTP)

By Renée Cooper  
June 16, 2026

A Minneapolis council member is pressing for answers and more funding, as hundreds of mixed-income apartments in a Minneapolis complex sit vacant or unsafe.

About half of the 440 apartments at Heritage Park in Near North Minneapolis are vacant or unsafe, according to Council Member Pearll Warren and confirmed by the Minneapolis Public Housing Authority (MPHA).

Warren said the complex has become a “broken promise” of affordable housing in a historically underinvested area.

She toured the property, documenting widespread damage, including leaky roofs and water and mold-stained walls in a video posted to social media.

“I felt as though it was a disservice for me to walk through that community with gloves and masks on my face, because the residents that come home there every day do not wear gloves and masks,” Warren said.

City records show the problems have built up over years. After failed mortgage payments and growing disrepair, a Hennepin County judge removed operations from for-profit developer McCormack Barron Salazar and appointed Certus Financial LLC late last year to take over and rehabilitate the homes.

“The issue right now that we are having is raising the capital to make the improvements that need to be made, because underneath the previous jurisdiction of ownership, there was a lot of misappropriation of funding,” Warren said.

Millions have been invested in previous years. In 2022 and 2023, the city invested \$875,000, and MPHA said it invested \$2.8 million. It’s unclear how or if that money was spent.

In 2025, the city set aside another \$500,000, this time for Certus Financial LLC, and MPHA said they also helped get \$5 million from the state.

Asked what she knows about when Certus Financial LLC is supposed to have a plan to rehabilitate the apartments, and who would oversee the process, Warren replied, “That is an excellent question, and that is the question that I asked.”

Warren was referring to an earlier meeting she had with the MPHA. Executive Director and CEO Abdi Warsame said MPHA owns the land but does not operate the housing.

“Nobody in the City of Minneapolis should be living in those types of conditions,” Warsame said. “We knew it was bad, but the video, you know, highlighted how bad it was.”

Warsame said MPHA has moved 20 families out of Heritage Park and into MPHA housing so far this year. He said rehabilitation plans are up to Certus Financial.

“I believe that they’re putting it together,” Warsame said, when asked about the timeline. “I don’t want to get ahead of the plan, so when the plan comes together, that will have the timeline and the steps to take, but we will make sure that we address the needs of the residents, regardless of the plan.”

5 EYEWITNESS NEWS reached out to Certus Financial LLC about the plans and what work has started so far, but has not heard back as of this report.

McCormack Barron Salazar also did not respond to a request for comment for this report.

Warren also mentioned she is trying to get more city funding for roof repairs and other urgent work. 5 EYEWITNESS NEWS will track those efforts.

###