NOTICE AND AGENDA

August 26, 2026

A 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
- 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 August 26, 2026
- Minutes of Regualar Meeting of July 22, 2026

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.

CONSENT ITEMS:

- ITEM NO. 1: ***MPHA Property Insurance***
  [Tom Bartl, Controller]

- ITEM NO. 2: ***MPHA General Liability Insurance***
  [Tom Bartl, Controller]

- ITEM NO. 3: ***Security Guard Contract***
  [Mary Boler, Director of Operations]
  [Jake Gateman, Director of Procurement]

- ITEM NO. 4: ***Skylight Replacement at 1505 Park***
  [Laura Dykema, Director of Planning & Development]

- ITEM NO. 5: ***Exterior Façade Restoration at Lowry Towers***
  [Laura Dykema, Director of Planning & Development]

DISCUSSION/RESOLUTION ITEMS:

- ITEM NO. 1: ***2027 MPHA Property Tax Levy & Proposed Budget***
  Resolution No. 2026 – 263
  [Laura Dykema, Director of Planning & Development]
  [Drew Halunen, Director of Communications & Strategic Partnerships]

RECEIVE AND FILE:

- Executive Director's Update, August 2026
- 2027 MPHA Property Tax Levy & Proposed Budget PowerPoint
- Monthly Performance Report, July 2026
- Community Update, August 2026

PUBLIC HEARING:

- MPHA Draft 2027 Moving-To-Work

NEXT REGULAR MEETING:

- Wednesday, September 23, 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

July 22, 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, July 22, 2026, at 1001 Washington Avenue North, Minneapolis, Minnesota; the date, time, and place established for the holding of such meeting.

ROLL CALL:

The chair called the meeting to order, the following members of the MPHA Board of Commissioners being present:

• Kevin Reich	Chair	
• Elfric Porte	Vice Chair	
• Alyssa Erickson	Secretary	
• Medaria Arradondo	Commissioner	*Arrived 1:34 PM*
• Gloria Freeman	Commissioner	
• Abdullahi Isse	Commissioner	
• Tamir Mohamud	Commissioner	
• Tom Nordyke	Commissioner	
• Danielle Werder	Commissioner	

The following others also being present:

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

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

APPROVAL OF AGENDA:

Commissioner Isse moved approval of the proposed agenda as presented. The motion was seconded by Commissioner Porte. Upon a voice vote, the chair declared the motion carried.

APPROVAL OF MEETING MINUTES:

The minutes of the Regular Meeting of June 24, 2026, were presented for approval. Commissioner Freeman 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:

- None.

MPHA SUCCESS STORY:

- Chad Biggers and Tamiko Mitchell, HCV Program, presented the Landlord Excellence Program.

CHAIR'S UPDATE:

- The chair reported that the Executive Committee met at 12:00 PM prior to the Board of Commissioners Meeting.

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON'S UPDATE:

- RAB Chairperson, Belinda Walker, reported that the RAB met at 12:00 PM prior to the Board of Commissioners Meeting. All agenda items were discussed and approved.
- Resident concerns include large furniture disposal policies, outdoor lighting, A.C., and Wi-Fi issues. MPHA staff will address these concerns.

DISCUSSION/RESOLUTION:

- ITEM NO. 1: ***Authorization to Increase Existing SHSS Services Contract***
  [Brandon Crow, Director of HCV]
  [Document No. 2026 – 51]

  - *Commissioner Porte abstained from this discussion/vote.*

PRESENTATION ITEMS:

- ITEM NO. 1: ***Heritage Park Financial Presentation***
  [Document No. 2026 – 52]
  Heritage Park MOU
  [Document No. 2026 – 53]
  MPHA – Heritage Park Payments
  [Document No. 2026 – 54]
  [Dominic Mitchell, Deputy Executive Director]
  [Heather Pacheco, Chief Financial Officer]

RECEIVE AND FILE ITEMS:

- ***Executive Director's Update, July 2026***
  [Document No. 2026 - 55]
- **Q2 Strategic Plan Quarterly Update**
  [Document No. 2026 – 56]
- ***Monthly Performance Report, June 2026***
  [Document No. 2026 - 57]
- ***Community Update, July 2026***
  [Document No. 2026 - 58]

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 2:55 PM.

_____

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

August 26, 2026

_____

DATE THESE MINUTES WERE APPROVED

August 26, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: MPHA Property Insurance Policy

Previous Directives: None.

Resident Association Notification: 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 August 26, 2026 meeting.

Budget Impact: The expenditures for this insurance will be covered under the Public Housing Operating and Central Office Budgets.

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 enter into an insurance policy in the amount of $1,281,866 with Housing Authority Property Insurance (HAPI) for real property, personal property, terrorism, and business interruption damage or loss.

The Minneapolis Public Housing Authority (MPHA) sought renewed insurance coverage for all risks of physical damage or loss of over $1.16 billion in real and personal property, as well as a loss in business interruption income, with the assistance of our current insurance provider, HAPI.

HAPI is an entity under the HAI Group umbrella. HAI Group is a member-owned organization founded by, and dedicated to serving the public and affordable housing communities. For 30+ years, HAI Group has delivered tailor-made solutions designed to protect assets, improve efficiency, empower employees, and move housing strategies forward.

The coverage sought includes all real property owned and operated in MPHA's public housing program and central office buildings, as in previous years. MPHA sought coverage at the same level and deductibles ($50,000 high-rise, $10,000 scattered sites) as the current policy.

Although HUD has issued a waiver from competitive bidding for public housing authorities who are members of HAPI, HAPI approached other insurance markets to ensure our quote was competitive.

In seeking premium indications, HAPI learned that the rate quoted to MPHA could not be matched by other markets. Several carriers declined to offer terms due to the total insured values (TIV) being outside their capacity. Many carriers have a $5 million capacity for habitational exposures and MPHA's TIV for this renewal is over $1 billion.

The renewal rate afforded to MPHA will be $.1014 per $100 of total insured values. This rate is the same as the expiring rate. This zero percent increase is below the typical range HAPI is seeing for PHAs in 2026, which is generally between 8% and 15%. This is due to MPHA's loss experience remaining within a satisfactory range.

Other insurance carriers provided indications at $.25 to $.28 per $100 of total insured values.

Despite a competitive rate, HAPI indicated the 2026-2027 premium would be increased by 8.97% from the current premium amount. The main causes that impacted that increase:

- Total property replacement costs increased by 8.91%. HAPI uses the insurance industry recognized, Marshall & Swift/Boeckh (MSB) Property Valuation, to determine replacement cost (RC) values. This valuation provides the replacement value using the cost of labor, cost of materials and general construction costs which have all increased.
- The five year loss ratio in 2021-2025 was 43.5%. In other words, for every $1 HAPI collected in premiums, HAPI paid out $0.44 for claims.

Accordingly, staff recommends that MPHA renew coverage with HAPI for the policy year beginning September 1, 2026.

This Report was prepared by Tom Bartl, Controller – Finance. If you have any questions or need additional information, please contact Mr. Bartl at 612 342-1971 or tbartl@mplspha.org.

August 26, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director/ CEO

SUBJECT: MPHA General Liability Insurance Policy

Previous Directives: None.

Resident Association Notification: 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 August 26, 2026 meeting.

Budget Impact: The expenditures for this insurance will be covered under the Public Housing Operating and Central Office Budgets.

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 enter into an insurance policy in the amount of $560,500 with Housing Authority Risk Retention Group (HARRG) for all components of general liability.

The Minneapolis Public Housing Authority (MPHA) sought to renew insurance coverage for all risks of general liability with the assistance of our current insurance provider, HARRG.

HARRG is an entity under the HAI Group umbrella. HAI Group is a member-owned organization founded by, and dedicated to serving the public and affordable housing communities. For 30+ years, HAI Group has delivered tailor-made solutions designed to protect assets, improve efficiency, empower employees, and move housing strategies forward.

The coverage sought by MPHA in the current solicitation included general liability, public officials, employment practices, pesticide, mold, third party discrimination, and terrorism. This is similar to previous years. MPHA sought coverage at the same level and deductibles ($2,500 for pesticide and $25,000 for the other areas of general liability) as the current policy.

Although HUD has granted HARRG a competitive bidding waiver for member public housing authorities, HARRG still reviewed other insurance markets to ensure our quote remained competitive. However, when marketing the liability insurance, multiple carriers were only willing to offer limits of $1M per occurrence and $2M aggregate, with a $100,000 deductible. This compares to our liability limits of $5M per occurrence and $5M aggregate with a $25,000 deductible.

HARRG provided a renewal quote for the 2026-2027 premium that included an increase of 0.6% from the current premium amount. This rate increase is below the liability increase range HARRG is currently seeing for PHAs in 2026, which has generally been between 5% and 10%.

- The five year loss ratio in 2021-2025 was 80%. In other words, for every $1 HARRG collected in premiums, HARRG paid out $0.80. Last year's five year loss ratio was 51%. Although the five-year loss ratio increased, MPHA's recent loss experience has improved. In this case, the current three-year loss ratio is 0%, which provides evidence that MPHA's recent loss history is trending in a favorable direction as of this renewal.

Accordingly, staff recommends that MPHA renew coverage with HARRG for the policy year beginning September 1, 2026.

This Report was prepared by Tom Bartl, Controller – Finance. If you have any questions or need additional information, please contact Mr. Bartl at 612 342-1971 or tbartl@mplspha.org

August 26, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Contract - Security Guard Services

Previous Directives: On July 28, 2021, the Board authorized the Executive Director to enter into MPHA contract No. 21.047, engaging Securitas Security Services USA, Inc. (Securitas), to provide security guard services at MPHA highrises, Glendale, CHR and Central Office properties for a two-year period beginning September 30, 2021, with an option for three additional one-year contract extensions.

Resident Council Review/Recommendation: The MPHA Security Advisory Committee members and Minneapolis Highrise Representative Council (MHRC) staff, along with MPHA staff reviewed the proposals, evaluated and scored the proposals received. This matter was also discussed with the Resident Advisory Board (RAB) immediately prior to the Board's August meeting.

Budget Impact: Security guard services impact the MPHA Budgets in each of the agency's Highrises, Glendale, CHR, FHR and the Central Office. The 2026 budget for these services was $5.63 million. MPHA reduced that amount to $5.13 million upon receiving information that MPHA would receive a lower than planned subsidy proration, and is planning for a further reduction in 2027.

Procurement Review: This Report has been reviewed and approved by the MPHA Contracting Officer.

RECOMMENDATION: It is recommended that the Board of Commissioners authorize the Executive Director or his designee to execute a contract with Securitas with a not-to-exceed amount of $5 million per year for the first two years, with an annual increase of 5% beyond that. This will initially be a two-year contract with the option at MPHA's discretion to extend the contract up to 36 additional months, for a total maximum contract period of 60 months.

On June 3, 2026, MPHA published an RFP for security guard services. Ten companies submitted responsive proposals: A&A Security Group; American Guard Services, Inc; American Security & Investigations, LLC; Black Knight Protection Agency, LLC; Fairline LLC; GuardaWorld Security Services; Lincro Security Solutions, LLC; Morgan Security Services, LLC; Priomh Security, Inc.; and Securitas Security Services USA, Inc.

MPHA formed an evaluation committee of MPHA residents with MHRC staff, and MPHA staff and ranked each proposal on the greatest value to MPHA. Evaluation criteria included relevant experience and past performance providing similar services of this scope; staff expertise; management and quality control

plan for oversight; overall quality and demonstrated understanding of MPHA's requirements; and proposed fees.

Upon completion of the initial evaluations, MPHA conducted a Best and Finals process and moved all firms that scored at least 70-points forward – of which all but Fairline LLC did. As part of this process, MPHA requested firms review and revise their fees, submit supplemental information related to their company, provide written responses to a list of questions the evaluation committee had, and participated in an interview which included a brief presentation by the proposers. MPHA along with MHRC reevaluated each firm based on the same criteria with Securitas being the top-rated proposer and representing the best overall value to MPHA.

Securitas has provided security guard services to MPHA in each of the last 24 years. MPHA property management, executive, and legal staff all report generally favorable experiences with Securitas and believe that Securitas has consistently demonstrated its capacity to provide high quality security services to MPHA.

Securitas security guards are represented for purposes of collective bargaining by the Service Employees International Union (SEIU) and are compensated in accordance with the multi-employer, area-wide collective bargaining agreement in effect between SEIU and the local organized security industry.

The proposed contract is for two years with the option at MPHA's discretion to extend the contract multiple times, up to 36 additional months, for a total maximum contract period of 60 months.

This Report was prepared by Mary Boler, Director of Operations, Low Income Public Housing Division. For further information, please contact Ms. Boler at 612-342-1453 (or mboler@mplspha.org) or Jake Gateman, Director of Procurement at 612-342-1423 or jgateman@mplspha.org.

August 26, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Lower Roof & Skylight Replacement at 1505/1515 Park Avenue South

Previous Directives: None.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's August 26, 2026 meeting.

Budget Impact: Insurance deductible costs will be charged to the Public Housing Operating Fund.

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 $623,000 with Ringo Construction for lower roof and skylight replacement at 1505/1515 Park Avenue South.

Park Center, located at 1515 Park Avenue South is a 21-story high-rise with 182 residential units. The high-rise features a single-story connecting building (1505 Park Avenue) that most recently served as a senior center for 1515 Park residents. In fall 2025, the roofing/skylight system of the single-story building was deemed a total loss due to resident-caused damage. The agency's insurance covers all costs associated with its replacement, less the deductible of $50,000.

On June 24, 2026, an invitation for bids was publicly advertised with a bid due date of July 23, 2026. The following bids were received:

Ringo Construction	$623,000.00
Berwald Roofing Company Inc.	$623,800.00
Palmer-West Construction Company	$628,100.00
Endurance Exteriors	$645,225.00
Becsom Corporation	$695,814.00
Dura-Roof LLC	$911,000.00

The lowest bidder, Ringo Construction, 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 (612) 702-5669 or ldykema@mplspha.org.

August 26, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Exterior Façade Restoration at Lowry Towers, 315 Lowry Avenue North

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. Exterior façade restoration at Lowry 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 August 26, 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 $796,770 with American Masonry Restoration for exterior façade restoration at Lowry Towers located at 315 Lowry Avenue North.

Lowry Towers, located at 315 Lowry Avenue North, is a 17-story high-rise with 193 residential units. The tower is a concrete framed structure, clad with brick on all elevations. The scope of this restoration project includes damaged brick replacement, mortar tuckpointing, shelf angle repairs, sealant replacement, and exposed aggregate panel, stucco and exposed concrete soffit repairs.

On July 7, 2026, an invitation for bids was publicly advertised with a bid due date of August 4, 2026. The following bids were received:

AE Conrad Company	*Bid withdrawn*
American Masonry Restoration	$ 796,770.00
The Caulkers Co., Inc.	$1,276,833.00
Western Specialty Contractors	$1,294,430.00
Innovative Masonry Restoration	$1,324,000.00
Acme Tuckpointing & Restoration	$1,713,749.00
Building Restoration Corporation	$1,736,375.00

The lowest responsive bidder, American Masonry Restoration, has successfully completed exterior façade restoration projects for MPHA and staff is confident they will perform well on this project.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 702-5669 or ldykema@mplspha.org.

August 26, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Consent to Request 2027 MPHA Property Tax Levy & Proposed Budget

Previous Directives: The Board of Commissioners previously adopted a resolution authorizing MPHA to request consent of Minneapolis City Council and the Minneapolis Board of Estimate and Taxation to authorize MPHA to exercise its maximum levy authority in 2024 at its May 24, 2023 meeting, and subsequently adopted the MPHA property tax levy budget for 2024 on June 28, 2023, 2025 on June 26, 2024, and 2026 on June 25, 2025.

Resident Council Review/Recommendation: This Report will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's August 26, 2026 meeting.

Budget Impact: Provides funding for preservation and production of public and deeply affordable housing and for any activities that are within the jurisdiction of the Authority as defined in accordance with state and local law.

Procurement Review: N/A

RECOMMENDATION: It is recommended that the Board of Commissioners adopt the attached resolution authorizing MPHA to request consent of Minneapolis City Council, as governing body for the City of Minneapolis, to levy a tax upon all taxable property within the taxing district, to support the proposed 2027 tax levy budget.

MPHA seeks adoption of the attached Resolution whereby the Board of Commissioners approves MPHA's request of the Minneapolis Board of Estimate and Taxation to authorize MPHA to exercise its levy authority in 2027 to an amount equal to $5 million, in alignment with a funding agreement reached in 2023 with the elected leadership of the City of Minneapolis. MPHA intends to propose an increase in 2028 and beyond, as reflected in the five-year plan.

The 2027 levy budget and five-year plan were formulated with MPHA's 2023-27 Strategic Plan in mind, and will help the agency achieve these four specific goals:

- Provide and preserve deeply affordable, high-quality housing for high-rise residents.
- Build new and expand partnerships with federal, state, and local governments, in addition to philanthropic entities to support MPHA residents and those who are on our waitlist.
- Provide and preserve deeply affordable, high-quality family housing.
- Increase supply of deeply affordable housing by at least 150 units per year.

Executive Summary

The proposed levy annual plan and five-year budget target both preservation and new unit production, as well as health, safety, code compliance, and quality of life capital improvements. This plan provides the opportunity to support immediate needs and the preservation of the 440-unit mixed income community at Heritage Park, address millions in current and upcoming capital needs, paves the way to long-term preservation at multiple sites including the redevelopment and creation of over 300 new units (with opportunities for more), and includes capital work that answers top resident priorities. The proposed development projects leverage other resources – both public and private – to allow the agency to do more with these dollars – and positions those properties for long-term sustainability. This plan touches the lives of thousands of residents and will positively impact our community in numerous ways.

Below is the levy five-year budget summary with more detailed project descriptions, which reflects the agency's current intentions with this valuable resource. The proposed projects and accompanying budgets are subject to change annually based on the City's continued annual levy approval, external factors related to cost and environment, and the agency's continued re-evaluation of priorities.

PROJECT	2027	2028	2029	2030	2031
DEVELOPMENT/REDEVELOPMENT INITIATIVES					
MPHA DEV01	$3,000,000				
MPHA DEV02	$2,000,000				
MPHA DEV03		$1,000,000	$1,000,000	$1,000,000	
MPHA DEV04			$1,500,000	$2,000,000	
CAPITAL INVESTMENTS					
MPHA CAP01		$1,000,000	$1,000,000	$1,000,000	
MPHA CAP02		$1,000,000	$500,000		
MPHA CAP03				$1,000,000	$1,000,000
MPHA CAP04					$1,000,000
DEBT SERVICE ON CITY-BONDED PROJECTS					
MPHA BND01		$3,000,000	$3,000,000	$3,000,000	$6,000,000
TOTAL	**$5,000,000**	**$6,000,000**	**$7,000,000**	**$8,000,000**	**$8,000,000**

Development/Redevelopment Initiatives

MPHA DEV01 – Heritage Park Family Housing Preservation

Funds to support the long-term preservation and recapitalization of the Heritage Park community, which can be utilized to leverage other resources to address significant capital needs in the 440-unit, multi-building (~80) mixed-income community. Builds upon ~$3M in MTW and Levy resources – as well as $2.5M in City Affordable Housing Trust Fund resources – dedicated in 2026 to support near-term operations, resident relocation, repairs and remediation at the property, as well as costs associated with advancing HUD conversion tools to increase federal subsidy at the site. Scope of work included in the larger recapitalization is likely to include building systems updates (electrical, HVAC, fire), building envelopes (roofs, exterior cladding, windows), kitchen/bath rehab and new unit finishes, and site improvements. Leveraged with HUD conversion tools (RAD Blend), potentially HUD's Restore-Rebuild Program, PBVs and other potential sources such as 4% bonds/LIHTC, debt, soft sources, and MTW resources. (**$3,000,000 in 2027)**

MPHA DEV02 – Highrise Preservation

Comprehensive rehab/preservation of two high-rises that houses over 60 residents. Scope of work anticipated to address over $12M of current/upcoming needs including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab and new unit finishes, increased accessibility, and common area updates, with an emphasis on livability improvements, enhanced resident amenities, and addressing specific population needs; leveraged with HUD conversion tools (RAD Blend), debt and MTW resources, as well as state POHP cash resources. Target closing: 2027. **($2,000,000 in 2027)**

MPHA DEV03 – Scattered Site Family Housing Infill Projects

Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 sites that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($3,000,000 over 2028-2030)**

MPHA DEV04 – Highrise Preservation & Potential Expansion

Comprehensive high-rise rehab/preservation that includes the potential of adding new units. Scope of work anticipated to address extensive backlog of capital needs and property enhancements including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab, appliances and new unit finishes, window/roof replacement, façade restoration, site improvements and updates to common/community areas with a focus on additional resident amenities; leveraged with HUD conversion tools (RAD Blend), PBVs, & 4% bonds/LIHTC, debt, soft sources, and MTW resources. Target closing: 2030 - 2031 **($3,500,000 over 2029-30)**

Capital Investments

MPHA CAP01 – Highrise Window Replacement

Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10% of direct project costs as permitted by federal capital fund grant regulations. **($3,000,000 over 2028-30)**

MPHA CAP02 – Highrise Elevator Modernization

Comprehensive elevator modernization at multiple high-rises. The scope of improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors that do not properly close. These upgrades ensure reliable and safe vertical transportation for our high-rise residents and staff. Costs may include project management and administration not to exceed 10% of direct project costs as permitted by federal capital fund grant regulations. **($1,500,000 over 2028-29)**

MPHA CAP03 – Highrise Boiler Plant Replacement

Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. Costs may include project management and administration not to exceed 10% of direct project costs as permitted by federal capital fund grant regulations. **($2,000,000 over 2030-31)**

MPHA CAP04 – Highrise Roof Replacement

Replacement of ~30 year old roofing systems with fully adhered roofing that includes added insulation and replacement of other rooftop components such as access doors and lightening protection systems. Costs may include project management and administration not to exceed 10% of direct project costs as permitted by federal capital fund grant regulations. **($1,000,000 in 2031)**

Debt Service on City-Bonded Projects

MPHA BND01 – Glendale

Predevelopment activities currently underway include but are not limited to resident and community engagement to solidify project goals and objectives, design development, due diligence, and financial structuring at the site. MPHA proposes replacing the existing 184 units while also adding 100 new deeply affordable family housing units at the 12-acre site in Prospect Park, totaling 284 new units in an area of opportunity. Exercising this opportunity will address $30M+ of current and future needs at the site. Funding in 2028 and beyond earmarked to pay debt service for City-issued 20-year bonds on a two-phased project ($3M/phase) that results in $40-42M in debt proceeds per phase, to support overall Total Development Costs up to $200M. Leveraged with HUD conversion tools (RAD Blend), PBVs, 4% bonds/LIHTC, debt, soft sources, and MTW resources. Anticipated closing on first of two-phase project: 2028-29. **($3M annually in 2028-2030, increasing to $6M in 2031-beyond)**

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.

RESOLUTION NO. 2026 - 263

***WHEREAS*,** Minneapolis Public Housing Authority in and for the City of Minneapolis (MPHA) may exercise its levy authority as authorized and in accordance with Minneapolis Code of Ordinances, Chapter 420.100 and Minnesota Statutes 469.033, Subd. 6;

***WHEREAS*,** in accordance with the above cited state and local law, MPHA must receive consent by the governing body of the City of Minneapolis before MPHA may exercise its right under the aforementioned laws of Minnesota to issue said tax levy for purposes of funding its programs and operations;

***WHEREAS*,** in 2023, MPHA leaders reached a long-term funding agreement with the elected leadership of the City of Minneapolis to reinstate MPHA's housing tax levy at an annual amount of $5 million for the purpose of furthering the preservation and production of public and deeply affordable housing;

***WHEREAS*,** in 2023, 2024 and 2025, the Minneapolis City Council, as governing body for the City of Minneapolis, approved MPHA's 2024, 2025, and 2026 tax levy upon all taxable property within the taxing district for the amount of $5 million;

***WHEREAS*,** MPHA has developed an updated five-year capital deployment plan *(2027-2031)* to spend anticipated tax levy revenues in line with the agreed upon long-term funding agreement;

***NOW THEREFORE BE IT HEREBY RESOLVED*,** that the Minneapolis Public Housing Authority in and for the City of Minneapolis hereby does request that the Board of Estimate and Taxation establish a maximum 2027 MPHA tax levy to an amount equal to $5 million;

***BE IT FURTHER RESOLVED*,** that the Executive Director/CEO of the Minneapolis Public Housing Authority in and for the City of Minneapolis or their designee is directed to transmit this resolution requesting MPHA's 2027 tax levy being set to an amount equal to $5 million to the Minneapolis Mayor, City Council, and to the Minneapolis Board of Estimate and Taxation, if and as state and local law so provides.

August 26, 2026

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Executive Director's Report, August 2026

Late last month, Minneapolis Mayor Jacob Frey and Councilmember Jamison Whiting joined me and other MPHA leaders to celebrate the completion of an all-electric triplex and duplex in two South Minneapolis neighborhoods. These new homes were enabled by the Minneapolis 2040 Plan and funded, in part, by the city's housing tax levy providing $1.25 million in funding. It was a great event to celebrate the agency's newest family housing and showcase the great work of agency staff—delivering these homes ahead of schedule and on budget.

While five new family homes are not going to solve Minneapolis' affordable housing shortage alone, the real success of this project is its replicability. Coupling MPHA's federal resources with local funding and the nation-leading 2040 Plan, MPHA can take former single-family homes and transform them into homes for multiple families in buildings that fit the character of the neighborhoods they are in. And with more than 3,500 families on MPHA's family housing waitlist, these new multiplexes join the more than 800 deeply affordable scattered site family homes MPHA owns and operates across the city that will help meet the critical need for more deeply affordable family housing in Minneapolis.

Across town, we also had the chance to welcome Congresswoman Ilhan Omar, Hennepin County Commissioner Irene Fernando, and State Senator Doran Clark on a hard hat tour of Spring Manor in Northeast this month to see the progress of the largest public housing redevelopment project in Minneapolis history. With only a few months of construction remaining before we can celebrate the site's grand opening, it was great to see both renovated units and the newly built units come to life.

Later in the month, I joined Chair Reich at Mayor Frey's annual budget address where the mayor introduced his proposed FY27 budget for the City of Minneapolis. Unfortunately, the mayor did not include MPHA's request to use the City of Minneapolis' bonding authority to support the redevelopment of Glendale and a subsequent request to increase MPHA housing tax levy by $1 million in FY27. Taken together, the intent was for MPHA to use a portion of its tax levy to begin paying an estimated $3 million annual debt service on the municipal bonds that would fill a funding gap for the first phase of Glendale's redevelopment.

While the city's financial challenges undoubtedly weighed on the mayor's decision to deny MPHA's request to increase its levy, not including MPHA's request to use city bonding to support the creation of nearly 300 new deeply affordable family homes in the affluent, transit-oriented Propsect Park neighborhood in the city's budget is incredibly unfournate. MPHA staff will continue to work with the mayor's office and city council to secure the necessary support to help fund Glendale's redevelopment.

Unfortunately, this setback is only one challenge facing MPHA. Following the agency's annual portfolio analysis, MPHA's capital backlog is now estimated at $320 million, an increase of $30 million over last year's estimate. Compounding with deeper federal cuts to agency operational funding than previously estimated and local leaders denying additional funding support, and MPHA's 2027 budget faces a growing number of challenges. As agency leaders begin to meet with department heads to develop a proposed 2027 budget, these funding realities set the stage for agency leaders to pursue a more austere budget in the year ahead.

Another unexpected budget challenge for the agency is helping to address the crisis at Heritage Park. While the agency has invested more than $7 million beyond the $5 million it passed through to the site from HUD since 2022, there is newfound political will at the City of Minneapolis to meaningfully invest in the site. When the city council approved a $2.5 million investment in Heritage Park in July, city leaders urged MPHA to prioritize additional investments into Heritage Park.

While agency staff have been working to address the challenges at Heritage Park for years, the agency is committed to meeting the moment. Agency staff are repurposing funding previously dedicated to other projects to invest $3 million in near-term needs at Heritage Park. As a result, two major MPHA construction projects will be delayed: the Glendale redevelopment project will be delayed a year, while an upcoming scattered site missing middle upzoning project will be delayed until deemed feasible. Across both projects, the delivery of more than 300 new deeply affordable family homes will be delayed.

In addition to MPHA's $3 million investment in near-term needs, the agency is also seeking the Board of Commissioner's approval to invest $3 million of its 2027 housing levy to help fund a future major construction project led by Certus Financial that will stabilize Heritage Park. While there is still more planning and resident engagement to be completed before finalizing the project's scope, work is likely to include: complete unit renovations (kitchens, bathrooms, appliances, finishes), replacing and/or enhancing aging building systems (plumbing, electrical, HVAC), and repairing building envelopes (roofs, exterior stucco/wrapping, windows) while making additional site improvements. If approved, this would bring MPHA's investment to more than $18 million since 2022 to support the habitability of the public housing units owned and operated by the site's former owner, McCormack Baron Salazar, and now by the court-appointed receiver, Certus Financial.

Finally, I wanted to provide the Board of Commissioners with an update on the agency's work with public housing households at Heritage Park. As Certus Financial and Property Solutions & Services LLC (PSS) coordinate repairs at Heritage Park, MPHA is coordinating public housing resident transfers at the site—offering voluntary transfers to all public housing households at Heritage Park. To date, 32 public housing households (out of 128) indicated an interest in transferring. Of those households, nine live in units that PSS has identified as "high priority," based on unit conditions.

Earlier this month, MPHA, Certus, and PSS created and rolled out a process to provide immediate options for these nine households. PSS, the on-site property manager, began engaging the nine households, asking if they wanted to permanently move from Heritage Park to an MPHA unit, to another unit within Heritage Park, or whether they wanted to remain in their unit.

In these cases, MPHA is offering specific benefits, including covering all moving-related expenses and funding short-term hotel stays if the household's new unit is not ready at the time of their move (or offering a daily stipend if the household wishes to make their own arrangements). Additionally, if the household wishes to remain in their unit or in another unit at Heritage Park, MPHA will work with Certus Financial and PSS to fund the necessary repairs and updates toward the appropriate unit for the household.

For standard transfers, MPHA staff continue to work closely with households to match them with a unit that accommodates their household size, unit type, and location preferences. Staff work to help make any necessary transfers as organized and minimally disruptive as possible.

As MPHA and other stakeholders continue to learn more about the property's condition from Certus Financial and PSS and work toward a long-term preservation plan that will include conversion of the public-housing subsidy into a HUD subsidy that brings in additional funding, MPHA will work with Certus Financial and PSS to develop a similar process and set of resources available to the remaining public housing households seeking to transfer. In all cases, any household that transfers out of Heritage Park will have the ability to transfer back at a later date, if they choose.

Unfortunately, none of the 128 public housing households are eligible for additional relocation support from the City of Minneapolis. City leaders instead opted to only support the 83 other households at Heritage Park, explicitly excluding public housing households from its recently passed relocation policy. While it is unfournate the city chose to exclude more than half of Heritage Park families from additional relocation assistance, MPHA will continue support Heritage Park public housing households with voluntary transfers.



MPHA FY27 Levy Request

Prepared for MPHA Board of Commissioners (August 2026)

Overview

Capital Backlog

2025 Agency Accomplishments

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Deployment Snapshot

A Crisis at Heritage Park
- MPHA's Proposed Investment in Heritage Park
- Investment Overview
- Costs Beyond the Topline

Proposed Five-Year Levy Budget (2027-2031)

MPHA Mission Statement

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

26,000+
people served by MPHA every day



5,200+
public housing units

6,700+
public housing residents



750+
deeply affordable family homes

3,300+
deeply affordable family housing residents

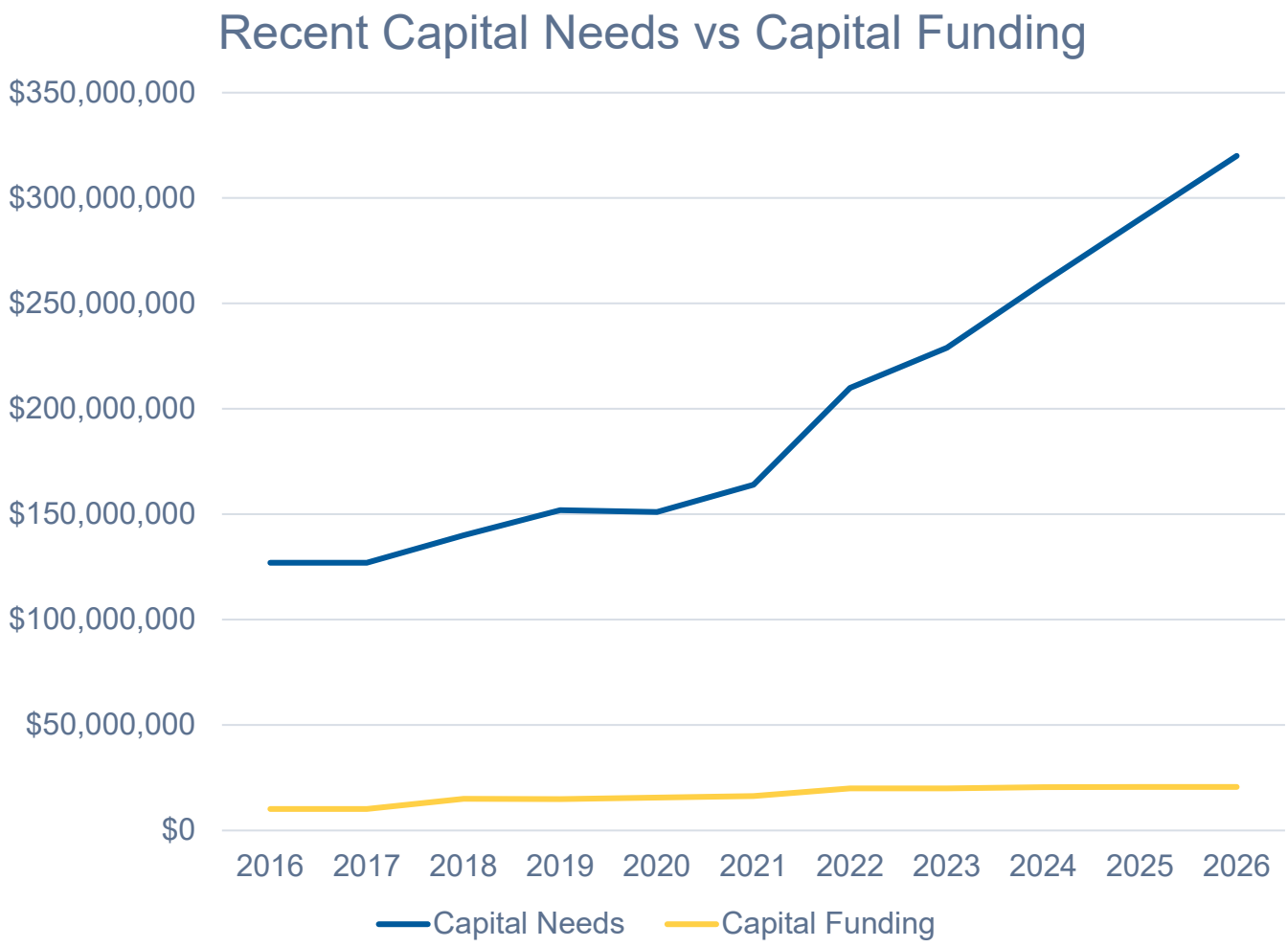


7,200
Housing Choice Vouchers administered

18,500+
residents benefiting from MPHA vouchers

MPHA Capital Backlog

- MPHA's housing stock is comprised of nearly 6,000 units located in 42 high-rise buildings, 817 scattered site family homes, and 184 townhomes at Glendale.
- Forty of MPHA's 42 high-rise buildings were built in the 1960s and early 1970s.
- The age range of MPHA's family housing is 1 – 100+ years old, including 184 townhomes at Glendale, which are >74 years old.
- MPHA projects its current unmet needs for these properties at approximately $320M. On average, capital needs grow by ~$25M/year, not accounting for inflation or other factors.
- Historically, HUD has only provided funding for 10% or less of the actual need.
- High inflation and a volatile construction market has made addressing capital needs more costly and challenging.
- The single largest threat to MPHA is its capital backlog that continues to grow.



2025 Agency Accomplishments

- Deployed $4.3M to Repair/Upgrade 100 Deeply Affordable Family Homes
- Broke Ground on Largest Public Housing Redevelopment in City History ($78M), Rehabilitating 221 Units and Building 15 New
- Awarded $8.2M from MN Housing to Replace Electrical Systems in Three High-Rises & Complete Two Comprehensive Rehabs
- Broke Ground on New All-Electric Triplex And Duplex in High Opportunity Neighborhoods
- Continued $5M/Year Housing Tax Levy in Minneapolis to Support the Agency's Preservation and Production Activities
- Received Additional $1.4M/Year and $1.4M One-Time funding for Stable Homes Stable Schools in Minneapolis' FY26 Budget
    - Received an additional $900,000 from MN Housing and $350,000 from Pohlad Foundation in one-time funding for Stable Homes Stable Schools.











2026 Agency Activities

- Sought New Funding at State Legislature
  - $2M/biannually for Stable Homes Stable Schools.
  - $7M in Housing Infrastructure Bonds for Glendale.
- Launching Bring it Home State Voucher
  - Two-year $21M award from MN Housing estimated to provide MPHA 600-700 new housing vouchers.
- Launched City Emergency Housing Voucher
- Pursue Additional Philanthropic Support of Stable Homes Stable Schools
- Announced Glendale Redevelopment (W2)
- Announced Next RAD Redevelopment
  - Rehabbing 56 units across two mid-rise buildings in Howe neighborhood (W9).
- Celebrated Grand Opening of Windom Triplex (W11) and Regina Duplex (W8)
- Celebrate Completion of Spring Manor (W3)
- Work w/ City, Certus Financial, and Property Services & Solutions on Heritage Park (W5)
  - Helping meet Heritage Park residents' immediate needs while also working on long-term stabilization and preservation of the Heritage Park community.









Deployment Snapshot*

- $1.3M from MN Housing for CHR Repairs
  - Grant agreement executed Feb. 2024. All resources deployed.
  - Deep turns at 41 homes. Work included interior renovations (kitchen, bath, etc), electrical, plumbing, and mechanical repairs.
- $5M from MN Legislature for CHR Repairs
  - Grant agreement executed May 2024. $3.07M expended to date.
  - Exterior envelope replacements complete at 65 homes.
  - Deep turns at 20+ homes (underway); exterior envelope replacements at an additional seven homes (underway).
  - Radon testing at all CHR homes and radon mitigation system installations where necessary (nearly complete).
- $4.26M POHP GO for High-Rise Electrical
  - Two MN Housing awards, $1.35M in 2024; $2.91M in 2025.
  - First loan closed Oct. 2025. Construction initiated April 2026 to replace aging electrical components at 630 Cedar Ave high-rise.
  - $2.91M will be used to make similar electrical improvements at three adjacent Cedars high-rises; target closing late 2026
- $1.3M from Minneapolis for Restore-Rebuild
  - Closed July 2025. Anticipated Q4 2026 completion.
  - 15 new units at Spring Manor funded in part by this grant.
- $5.31M POHP Cash for Mid-Rise Rehabs
  - Awarded by MN Housing in August 2025. In planning stage.
  - Comprehensive rehab at two mid-rises, totaling 56 units.
  - Work includes building system upgrades (plumbing, electrical, HVAC), kitchen/bath rehab, new finishes, increased accessibility, common area updates, and enhanced resident amenities.

Public Housing Tax Levy – 2025

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
High-Rise Preservation & New Unit Production – 809/828 Spring St NE	• Broke ground in August 2025; construction underway. • Construction to be completed in Q4 2026.	$3,500,000	$3,500,000**
High-Rise Window Replacement	• 1717 Washington Street NE • Construction complete in Q4 2025.	$1,500,000	$1,500,000

Public Housing Tax Levy – 2026

Project	Pre-Deployment Work Completed YTD*	Levy Budget	Funds Deployed*
Five-Site, Five-Plex Scattered Site Infill Project	• Taking five MPHA-owned sites and building five-plexes, each having four 3-bedrooms, and one 5-bedroom (creating 25 total new family units). • Project suspended.	$1,000,000***	$21,000
High-Rise Preservation – 3755 Snelling Ave. & 3205 East 37th St.	• Design underway • HUD Rental Assistance Demonstration (RAD) application submission in February 2026; HUD approval in March 2026 • Multiple resident meetings since mid-2025 • Received POHP cash award of $5.3M in 2025 to support project • Target financial closing: Aug-Sept 2027	$1,500,000	$0
Glendale	• Predevelopment activities at the 12-acre site • Multiple resident meetings since late-2024 • Announced project direction in June 2026: redevelopment of existing 184 units + 100 new units	$1,000,000	$13,000
High-Rise Elevator Modernization	• 350 Van White Mem Blvd, 102-unit elderly bldg • Construction complete May 2026	$420,770	$407,000
High-Rise Boiler Replacement	• 350 Van White Mem Blvd, 102-unit elderly bldg • Construction underway	$1,079,230	$96,214

**As of August 1, 2026*
***Funds fully committed at financial closing 7/10/25*
****Majority of budget being repurposed to invest in Heritage Park near-term needs*

A Crisis at Heritage Park

- This Failure Did Not Happen Overnight
  - Dating back to 2022, MPHA has led work addressing Heritage Park, when MPHA and other stakeholders, including City of Minneapolis & HUD, began learning more about MBS' operational shortfalls, deferred maintenance and mounting debts at the property.
- Until Recently, There's Been Limited Political Will to Join MPHA in Investing in The Site
  - Since 2022, MPHA has invested more than $12M to support the habitability of the McCormack Baron Salazar's public housing units at Heritage Park.
  - In July, the Minneapolis City Council approved $2.5M for repairs and resident relocation support.
  - MPHA is thankful for Councilmember Warren's work elevating Heritage Park and spurring the city to begin investing meaningfully in the site.
- MPHA is proposing a $6M investment in Heritage Park to fund near-term repairs and remediation while also helping fund a major future rehabilitation of the site.

The Minnesota Star Tribune

North Minneapolis renters stuck in squalid homes once heralded as the future of public housing

By Susan Du

KARE 11

No AC, mold, rats: Tenants demand answers about long-dilapidated apartment buildings

Author: Jennifer Hoff (KARE 11)

FOX 9

Minneapolis leaders seeking $2.5M for Heritage Park Housing crisis

MPRnews

Cari Spencer · July 29, 2026 11:50 AM

Residents frustrated with slow pace of repairs, relocations from troubled Mpls housing complex

Investment Overview

- MPHA's Proposed $6M Heritage Park Investment Would Fall into Two Categories:
  - Near-Term Needs ($3M)
  - Long-Term Stabilization ($3M)
- MPHA is Repurposing $3M From Other FY26 & FY27 Projects to Fund Near-Term Needs at Heritage Park.
  - Because there is a delay between when the housing levy is approved and when levy funds are disbursed, MPHA sought to make additional funding more readily available to address near-term needs.
  - MPHA staff are working closely with Certus Financial to deploy these funds in the coming months.
- MPHA is Seeking to Invest $3M of a $5M Housing Tax Levy to Help Fund a Future Major Construction Project at Heritage Park.
  - In addition to funding for recapitalization, MPHA will help Certus Financial secure additional federal subsidy along with other potential financing like bonds/Low-Income Housing Tax Credits, debt, and soft sources for the project to address capital needs at the site, estimated to be at least $55 - 65 million.

$6 Million Heritage Park Investment

Near-Term Needs

MPHA is investing $3 million to fund the following near-term needs at Heritage Park:

- Operating shortfalls (e.g. property management services, grounds and building maintenance, insurance, utilities, etc.).
- Costs associated with advancing HUD conversions to bring more federal subsidy to the site.
- Transfer/relocation assistance for residents.
- Immediate and near-term capital needs including moisture remediation efforts.

Long-Term Stabilization of Heritage Park

MPHA is proposing to invest $3 million of its housing tax levy to support the long-term preservation and recapitalization of the 440-unit, multi-building (~80), mixed-income community at Heritage Park. While still to be determined, scope of work is likely to include:

- Complete unit renovations (kitchens, bathrooms, appliances, finishes).
- Replacing and/or enhancing aging building systems (plumbing, electrical, HVAC).
- Replacing/repairing building envelopes (roofs, exterior cladding, windows) & other exterior features (decks, stairs, etc.).
- Site improvements.

Depending on Funding Sources & Other Factors, This Project Could Close in Q2/Q3 2027.

Costs Beyond the Topline

- MPHA is Delaying Major Affordable Housing Construction Projects and Using Majority of its Levy to Fund Heritage Park Investment
- Glendale
  - 184 townhome development built in 1952 currently home to nearly 600 low-income residents. (W2)
  - Compared to other MPHA holdings, this LRT-adjacent 12-acre site in Prospect Park presents greater upward economic mobility opportunities for families.
  - Project will add 100 new deeply affordable family homes in addition to replacing existing 184 homes.
  - This project will be delayed to 2028, contingent on city bonding support.
- Scattered Site Missing Middle
  - Five-site, 25-unit upzoning project. Sites anticipated to each have 4 three-bedrooms and 1 five-bedroom.
  - Sites anticipated to be in Howe (W12), Northrop (W11), Minnehaha (W12), Kingfield (W8), and Armatage (W13) neighborhoods.
  - This project will be suspended until deemed feasible.
- Housing Tax Levy
  - By using $3 million of MPHA's 2027 tax levy for Heritage Park, the agency is delaying $3 million in capital work to agency-owned properties.















Five-Year Levy Budget

- MPHA has developed the following five-year capital plan (’27-‘31). Plan highlights include:
  - A $3 million investment to support a long-term stabilization plan for Heritage Park. (DEV01)
  - Renovating two mid-rise buildings, rehabbing 56 units across both buildings (DEV02).
  - Paying debt service on city-issued bonds to fund redevelopment of Glendale, rebuilding 184 existing deeply affordable family homes while adding 100 new to a transit-oriented area of opportunity. (BND01)
    - Contingent on city approval of bond issuance.
    - MPHA intends to seek gradual increases to its levy between 2027-2029 to pay the debt service for this generational investment at Glendale.
  - Densifying MPHA lots and building fiveplexes, totaling 25-30 new family units. Each building anticipated to have 4 three-bedrooms and 1 five-bedroom. (DEV03).
  - Renovating a high-rise and potentially adding new units to the site (DEV04).
  - Major capital improvements at numerous high-rises. Work will include windows, elevators, boiler systems, and roofs (CAP01, CAP02, CAP03, CAP04).
  - This five-year budget will support the construction of 300+ new deeply affordable family units, rehabilitation of hundreds of existing deeply affordable units, and invest millions in critical high-rise building systems that support thousands of public housing residents.

MPHA ANNUAL LEVY BUDGET & FIVE-YEAR PLAN – 2027-2031
August 2026

PROJECT	2027	2028	2029	2030	2031
DEVELOPMENT/REDEVELOPMENT INITIATIVES					
MPHA DEV01	$3,000,000				
MPHA DEV02	$2,000,000				
MPHA DEV03		$1,000,000	$1,000,000	$1,000,000	
MPHA DEV04			$1,500,000	$2,000,000	
CAPITAL INVESTMENTS					
MPHA CAP01		$1,000,000	$1,000,000	$1,000,000	
MPHA CAP02		$1,000,000	$500,000		
MPHA CAP03				$1,000,000	$1,000,000
MPHA CAP04					$1,000,000
DEBT SERVICE ON CITY-BONDED PROJECTS					
MPHA BND01		$3,000,000	$3,000,000	$3,000,000	$6,000,000
TOTAL	**$5,000,000**	**$6,000,000**	**$7,000,000**	**$8,000,000**	**$8,000,000**

2027

- **Heritage Park Family Housing Preservation** *(MPHA DEV01)*
  - Funds to support the long-term preservation and recapitalization of the Heritage Park community, which can be utilized to leverage other resources to address significant capital needs in the 440-unit, multi-building (~80) mixed-income community. Builds upon ~$3M in MTW and Levy resources – as well as $2.5M in City Affordable Housing Trust Fund resources – dedicated in 2026 to support near-term operations, resident relocation, repairs and remediation at the property, as well as costs associated with advancing HUD conversion tools to increase federal subsidy at the site. Scope of work included in the larger recapitalization is likely to include building systems updates (electrical, HVAC, fire), building envelopes (roofs, exterior cladding, windows), kitchen/bath rehab and new unit finishes, and site improvements. Leveraged with HUD conversion tools (RAD Blend), PBVs and other potential sources such as 4% bonds/LIHTC, debt, soft sources, and MTW resources. **($3,000,000)**
- **High-rise Preservation** *(MPHA DEV02)*
  - Comprehensive rehab/preservation of two high-rises that houses over 60 residents. Scope of work anticipated to address over $12M of current/upcoming needs including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab and new unit finishes, increased accessibility, and common area updates, with an emphasis on livability improvements, enhanced resident amenities, and addressing specific population needs; leveraged with HUD conversion tools (RAD Blend), debt and MTW resources, as well as state POHP cash resources. Target closing: 2027. **($2,000,000)**

2028

- **Scattered Site Family Housing Infill Projects** *(MPHA DEV03)*
  - Comprehensive Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 units that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($1,000,000)**
- **High-rise Window Replacement** *(MPHA CAP01)*
  - Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Elevator Modernization** *(MPHA CAP02)*
  - Comprehensive elevator modernization at multiple high-rises. The scope of improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors that do not properly close. These upgrades ensure reliable and safe vertical transportation for our high-rise residents and staff. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **Glendale** *(MPHA BND01)*
  - Predevelopment activities currently underway include but are not limited to resident and community engagement to solidify project goals and objectives, design development, due diligence, and financial structuring at the site. MPHA proposes replacing the existing 184 units while also adding 100 new deeply affordable family housing units at the 12-acre site in Prospect Park, totaling 284 new units in an area of opportunity. Exercising this opportunity will address $30M+ of current and future needs at the site. Funding in 2028 and beyond earmarked to pay debt service for City-issued 20-year bonds on a two-phased project ($3M/phase) that results in $40-42M in debt proceeds per phase, to support overall Total Development Costs up to $200M. Leveraged with HUD conversion tools (RAD Blend), PBVs, 4% bonds/LIHTC, debt, soft sources, and MTW resources. Anticipated closing on first of two-phase project: 2028-29. **($3,000,000)**

2029

- **Scattered Site Family Housing Infill Projects** *(MPHA DEV03)*
  - Comprehensive Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 units that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($1,000,000)**
- **High-rise Preservation & Potential Expansion** *(MPHA DEV04)*
  - Comprehensive high-rise rehab/preservation that includes the potential of adding new units. Scope of work anticipated to address extensive backlog of capital needs and property enhancements including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab, appliances and new unit finishes, window/roof replacement, façade restoration, site improvements and updates to common/community areas with a focus on additional resident amenities; leveraged with HUD conversion tools (RAD Blend), PBVs, & 4% bonds/LIHTC, debt, soft sources, and MTW resources. Target closing: 2029 - 2030. **($1,500,000)**
- **High-rise Window Replacement** *(MPHA CAP01)*
  - Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Elevator Modernization** *(MPHA CAP02)*
  - Comprehensive elevator modernization at multiple high-rises. The scope of the improvements includes new controls, machines, and traveling cables, as well as addressing ADA compliance and code-required door lock monitoring, which is a safety measure that prevents elevators from moving if there are circuitry problems or doors do not properly close. These upgrades ensure reliable and safe vertical transportation for MPHA high-rise residents and staff. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($500,000)**
- **Glendale** *(MPHA BND01)*
  - Anticipated debt service payment for one phase of City-issued 20-year bonds ($3M/phase) supporting Glendale construction project. **($3,000,000)**

2030

- **Scattered Site Family Housing Infill Projects** *(MPHA DEV03)*
  - Comprehensive Scattered site infill/redevelopment projects in non-ACP50 areas. Redevelops 5 – 6 units that have a current need of over $500K with 25 – 30 new units. Leveraged with PBVs, MTW resources, and other soft sources. **($1,000,000)**
- **High-rise Preservation & Potential Expansion** *(MPHA DEV04)*
  - Comprehensive high-rise rehab/preservation that includes the potential of adding new units. Scope of work anticipated to address extensive backlog of capital needs and property enhancements including building systems updates (plumbing, electrical, HVAC), kitchen/bath rehab, appliances and new unit finishes, window/roof replacement, façade restoration, site improvements and updates to common/community areas with a focus on additional resident amenities; leveraged with HUD conversion tools (RAD Blend), PBVs, & 4% bonds/LIHTC, debt, soft sources, and MTW resources. Target closing: 2029 - 2030. **($2,000,000)**
- **High-rise Window Replacement** *(MPHA CAP01)*
  - Replacement of 1980's vintage windows with energy efficient and code compliant assemblies that include fall protection safety features at multiple high-rises. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Boiler Plant Replacement** *(MPHA CAP03)*
  - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **Glendale** *(MPHA BND01)*
  - Anticipating City to issue second allotment of 20-year bonds (resulting in $38-42M in debt proceeds) to support second phase of Glendale construction project. Bond funding will be leveraged with HUD conversion tools (RAD Blend), PBVs, 4% bonds/LIHTC, debt, soft sources, and MTW resources. Anticipate beginning to pay debt service on both phases ($3M/phase) of City-issued bonds in following year. **($3,000,000)**

2031

- **High-rise Boiler Plant Replacement** *(MPHA CAP03)*
  - Replacement of boiler plants at multiple high-rises. The scope of work includes replacement of the existing heating plant with new, energy-efficient condensing boilers and ancillary equipment. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **High-rise Roof Replacement** *(MPHA CAP04)*
  - Replacement of ~30-year-old roofing systems with fully adhered roofing that includes added insulation and replacement of other rooftop components such as access doors and lightening protection systems. Costs may include project management and administration not to exceed 10 percent of direct project costs as permitted by federal regulations. **($1,000,000)**
- **Glendale** *(MPHA BND01)*
  - Anticipated debt service payment for two phases of City-issued 20-year bonds ($3M/phase) supporting Glendale construction project. **($6,000,000)**



Questions

Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending July 31, 2026

Contents

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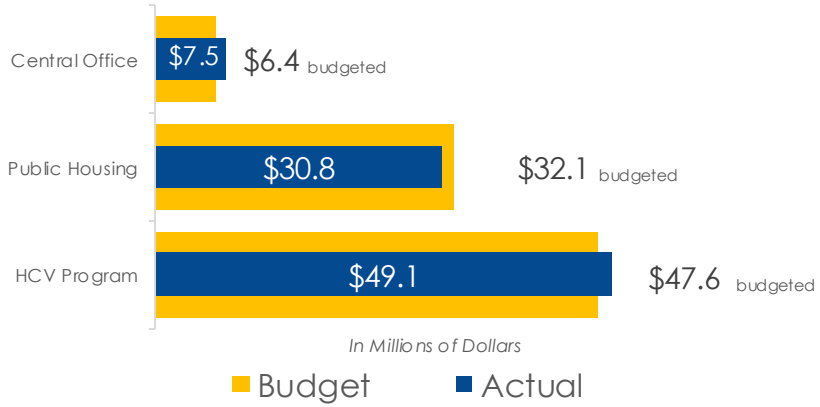
Financials

Operating Sources and Uses

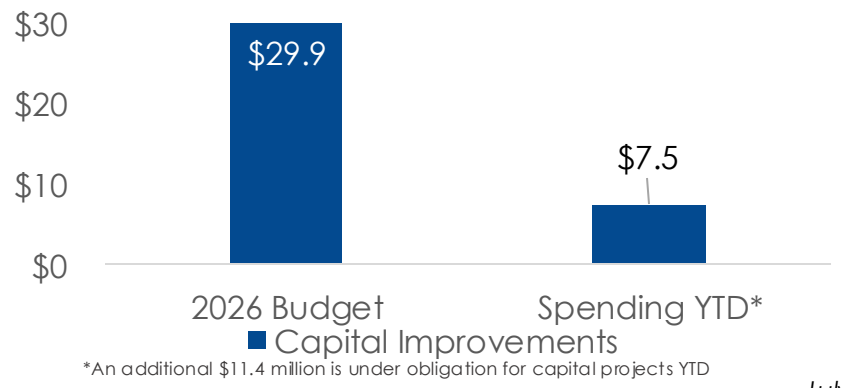
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources	YTD Budget	YTD Actual	Favorable (Unfavorable) Variance	Variance %
Tenant Revenue -Rents & Other	$ 11,811,601	$ 11,527,409	$ (284,192)	-2%
Public Housing Operating Subsidy	$ 11,692,142	$ 10,684,617	$ (1,007,525)	-9%
HCV HAP Subsidy & Admin Fees	$ 46,708,260	$ 48,179,851	$ 1,471,591	3%
Other Revenues, Fees, & Grants	$ 1,586,963	$ 1,483,872	$ (103,091)	-6%
Transfers-In	$ -	$ 1,079	$ 1,079	n/a
Total Sources	$ 71,798,966	$ 71,876,828	$ 77,862	0%
Uses				
Public Housing Operations	$ 32,061,411	$ 30,834,984	$ 1,226,427	4%
Housing Choice Vouchers	$ 39,574,943	$ 41,041,844	$ (1,466,901)	-4%
MTW Initiatives and Other Services	$ 249,088	$ 143,488	$ 105,600	42%
Total Uses	$ 71,885,442	$ 72,020,316	$ (134,874)	0%
Net Sources/(Uses)	$ (86,476)	$ (143,488)	$ (57,012)	-66%

Year to Date (YTD) Expenses



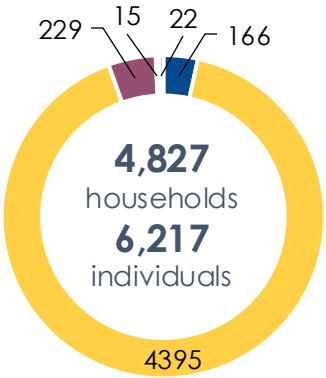
MTW Capital Fund Program



*An additional $11.4 million is under obligation for capital projects YTD

Public Housing Programs

Occupied Units*

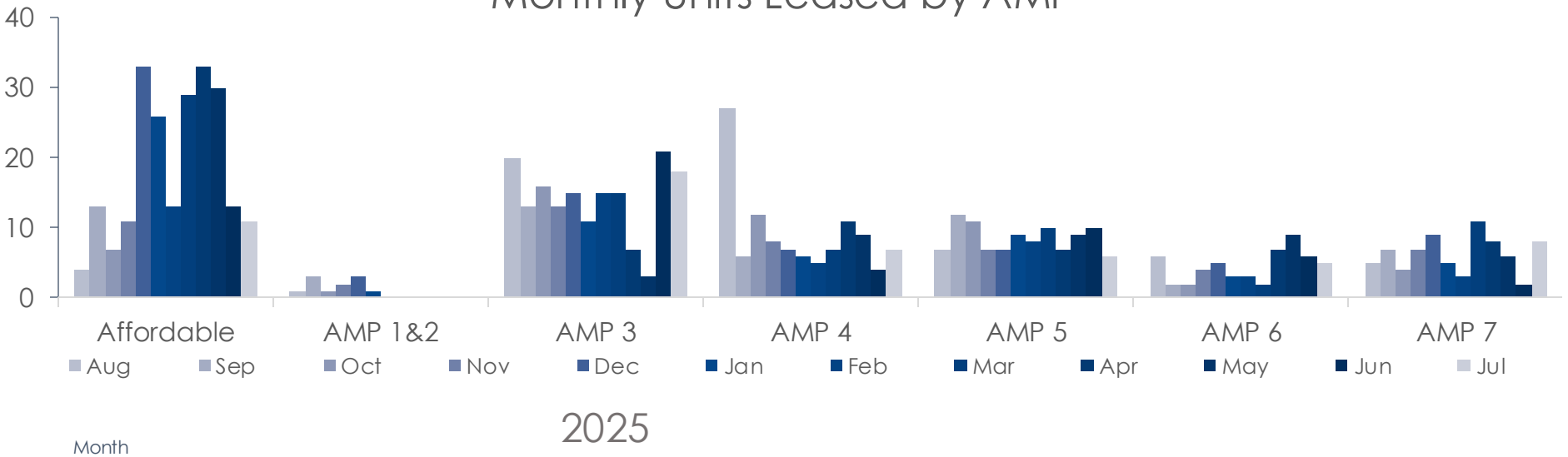


Glendale
MHOP
Scattered Sites
Highrise
Minnehaha Townhomes

55
new units leased during month

97%
occupancy

Monthly Units Leased by AMP



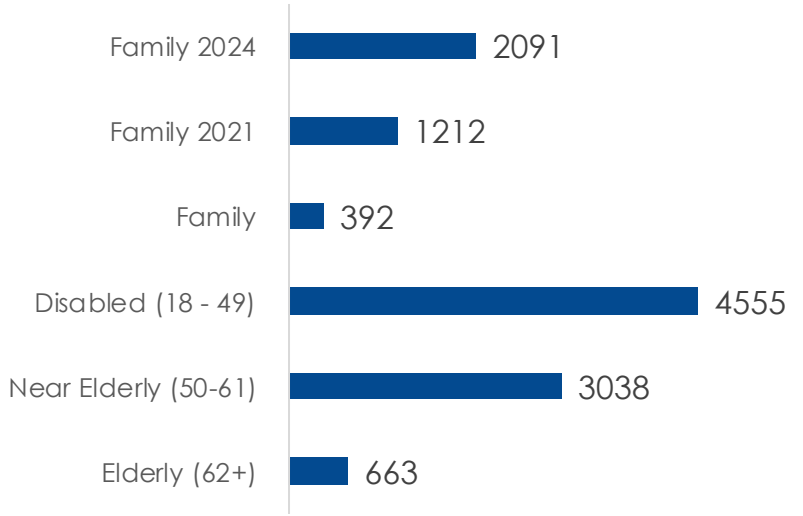
At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

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

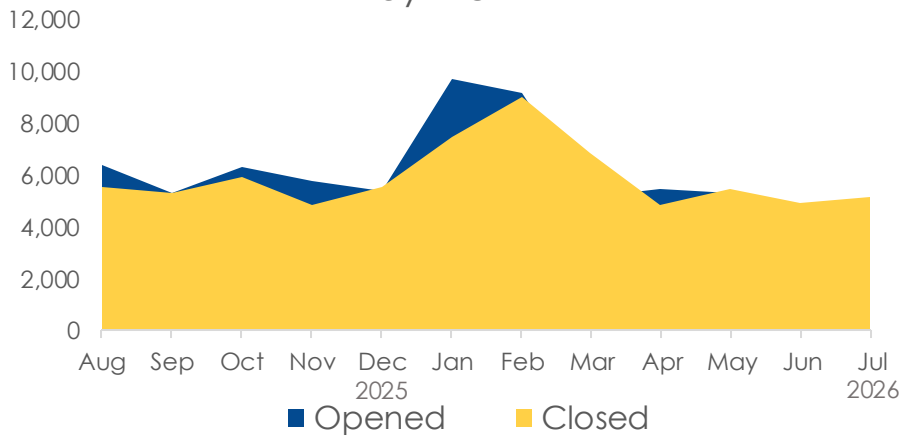
Public Housing Programs

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

Applicants on Waiting List



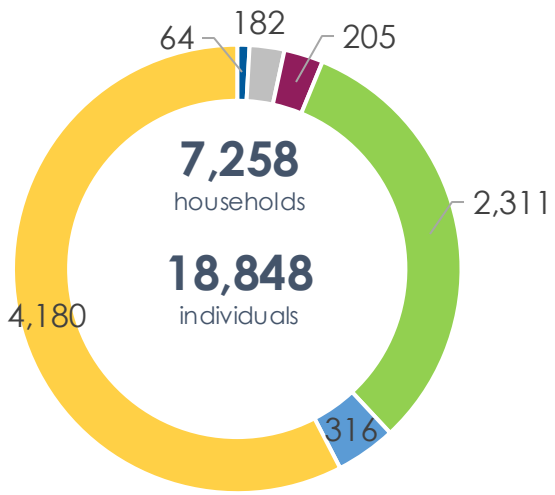
Work Orders Opened and Completed by Month



Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	130	84%	0
Urgent: 1 Day	1036	88%	1
After Hours Non-Emergency: 2 Days	0		
Important: 3 Days	1255	77%	5
Routine: 10 Days	497	86%	5
Non-Routine: 20 Days	32	84%	7
Pest Control	516	100%	10

Housing Choice Voucher Programs

People Served by Program*

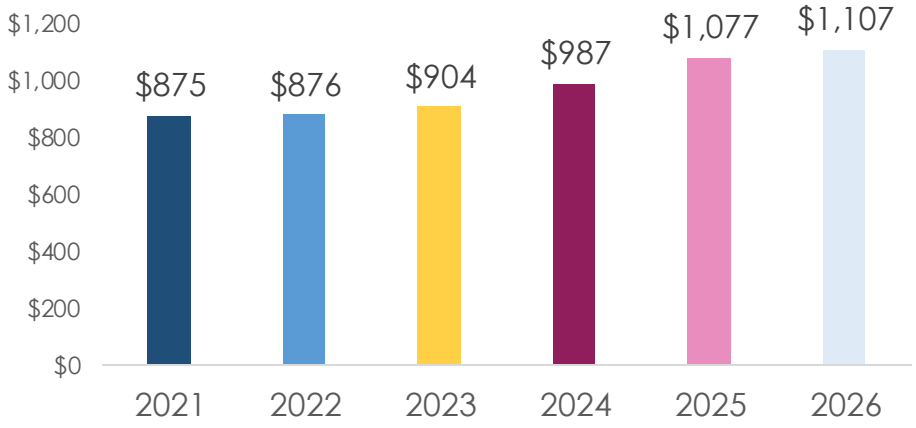


- Sponsor-Based
- Mod Rehab
- FUP and VASH
- Stable Homes Stable Schools
- Project-Based
- Tenant-Based

Family Unification Program and Veterans Affairs Supportive Housing

**Including port-ins and port-outs*

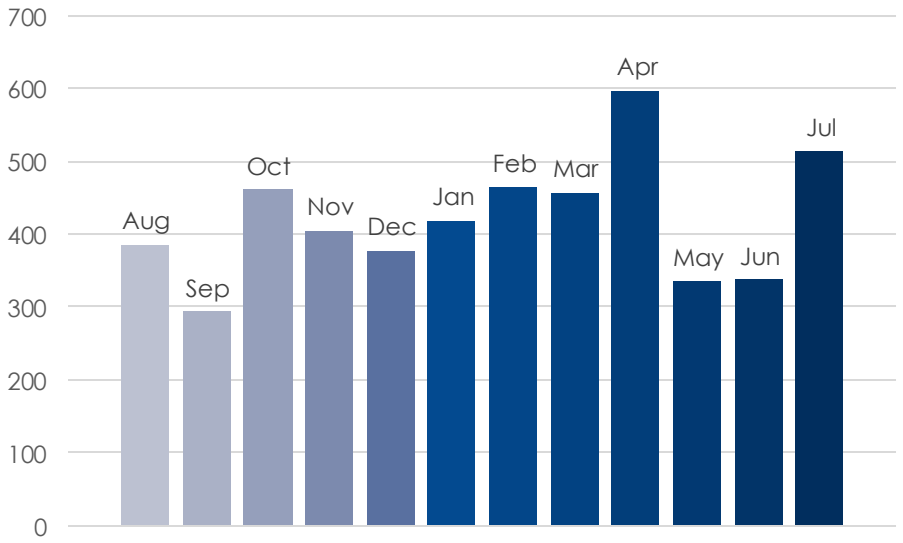
Average Housing Assistance Payment per Unit, Year to Date



Applicants on Waiting List



Annual Inspections Conducted



Major Building Improvement Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Cedars Mid-rises	Main electrical switch gear & generator replacement	Awarding contract; POHP due diligence
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 – Aug start
1710 Plymouth Ave N	Exterior façade restoration, lower roof replacement	Planning; awarding contract
315 Lowry Ave N	Exterior façade restoration	Awarding contract
630 Cedar Ave S	Exterior façade restoration	Planning
1015 4th 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 37th St)	Conversion & comprehensive rehab	Planning
Glendale Townhomes	Conversion & redevelopment – replace existing 184 units & add 100 new units	Announced project direction in June; developing schedule

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 5th/3116 Oliver/1717 Wash/2533 1st	Main electrical switch gear & generator replacement	Suspended; new contracts awarded
630 Cedar Avenue South	Electrical systems replacements	Substantially complete
2415 North Third Street	Main electrical switch gear replacement, generator install	Underway
Multiple High-rises	Fire alarm system upgrades	Underway
1717 Washington St NE	Roof replacement	Underway
2415 N 3rd, Hiawatha Towers	Roof replacement	Underway
1900 3rd St NE	Roof replacement, exterior façade restoration	Underway/under contract
1707 3rd Ave	Roof replacement	Contract awarded; Aug start
350 Van White Memorial Blvd	Boiler replacement, elevator modernization	Underway (boiler); complete (elevator)

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites	Redevelopment/densification of two sites	Complete
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; 29 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 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	Nov '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 MTW Plan Significant Amendment submitted to HUD; advancing design & submitting BABA waivers**

Timeline (subject to change)

Site Due Diligence	Design Development	Bidding	Deal Structuring/ Financing	Closing	Construction Commencement
Oct '25 – Jun '26	Jun – Dec '26	Jan – Mar '27	Mar - Jul '27	Aug/Sept '27	Sept '27

RAD/Section 18 Blend Program Requirements →

July 2026

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 complete.	$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 complete.	$500,000	$500,000
Highrise Elevator Modernization – 600 18th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	$700,000	$700,000
Highrise Elevator Modernization – 1314 44th 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.	$3,361,799*	$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: 2027.	$1,000,000	$21,000
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 adding 100 new units. Project direction announced in June 2026; overall timeline TBD.	$1,000,000	$13,000
Highrise Elevator Modernization – 350 Van White Mem Blvd	Comprehensive elevator modernization at an elderly-designated building. Construction complete.	$420,770	$407,000
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.	$1,079,230	$96,214

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

Community Update

Prepared for the MPHA Board of Commissioners

August 2026 Community Update

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MPHA Celebrates Completion of Levy-Funded Triplex and Duplex

July 28, 2026

Today, Minneapolis Mayor Jacob Frey and Councilmember Jamison Whiting joined MPHA leaders to celebrate the completion of its newest family housing—an all-electric triplex and duplex in two South Minneapolis neighborhoods. The two multiplexes were enabled by the Minneapolis 2040 Plan and funded, in part, by the city's housing tax levy providing $1.25 million in funding. These new multiplexes join MPHA's portfolio of nearly 800 deeply affordable scattered site family homes spread across nearly every neighborhood in the city.

"Today we celebrate that five families will have brand new, affordable places to call home and raise their children," **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority.** "Leasing these units will begin next month, with the goal of having families moved in by early September, just in time for the school year. I want to thank Mayor Frey and the entire Minneapolis City Council for their continued support of MPHA, including the city's $5 million housing levy that gets reinvested right back into our community with projects like this."

"Minneapolis has made it easier to build the kinds of homes our city needs, and today we're seeing those policies deliver real results," **said Minneapolis Mayor Jacob Frey.** "The Minneapolis 2040 Plan gave us the tools to replace outdated single-family homes with more homes for more families, and the city's housing levy helps make those projects a reality. Together, we're expanding deeply affordable housing, strengthening neighborhoods, and ensuring Minneapolis remains a city where families of all incomes can put down roots."

"I couldn't be happier to see the continued creation of affordable, accessible housing in South Minneapolis," **said Minneapolis Councilmember Jamison Whiting.** "Construction of this kind and caliber is an essential piece of the puzzle for addressing the dual housing availability and climate crises. I am proud that the Windom neighborhood is part of that work and look forward to more in the next four years."

This project completion comes just nine months after celebrating its groundbreaking last October. With a projected 11-month construction timeline, this project was completed ahead of schedule while remaining on budget. The agency will begin leasing the five new family units in August, with the goal of having families moved in by early September.

Located in the Windom neighborhood, the triplex replaced a single-family home MPHA owned that had long been vacant because of a major deferred maintenance capital backlog. Because of the extensive improvement needed at the site, agency staff opted to take advantage of the city's zoning code to build a new triplex instead of just rehabilitating the existing home. Now, the site offers three new family homes with two four-bedroom, two-bathroom units and one two-bedroom, one-bathroom unit. One four-bedroom and the two-bedroom unit are fully accessible.

Located in the Regina neighborhood, the duplex is replacing a previously vacant single-family home. The

new duplex includes a four-bedroom, two-bathroom unit that is fully accessible and a two-bedroom, one-bathroom unit. Both the triplex and duplex are all-electric and energy efficient. Both buildings are highly insulated, utilize air source heat pumps for heating and cooling, have energy recovery ventilators that improve indoor air quality, and are equipped with rooftop solar arrays.

The new triplex and duplex join the agency's portfolio of nearly 800 deeply affordable family homes scattered across nearly every neighborhood in Minneapolis through its wholly owned and controlled nonprofit, Community Housing Resources (CHR). These homes serve more than 3,300 people and account for more than 80 percent of the MPHA housing available for families with children. Sixty percent of CHR households are families of five or more—families with children.

These family homes are also a proven tool to help families achieve upward economic mobility. Of the current heads of household, 34 percent were employed when entering their new home. On average, these residents earned $29,942 a year in income. Today, 66 percent of these residents are employed, earning an average of $54,293 a year, with more than 54 percent of these residents' earned income increasing while in these homes. Better yet, since 2020, 15 percent of all families leaving scattered site homes have gone on to purchase their own homes.

With more than 3,500 families on the agency's family housing waitlist, these new multiplexes are critical pieces of city infrastructure that will help meet the need for deeply affordable family housing in Minneapolis.

Building photography and photos from the completion celebration event can be downloaded here.

###

Stable Homes Stable Schools Helps the Brooks Family

August 4, 2026

This summer looks a lot different for the Brooks family than it did a year ago. Today, they have a place to call home.

Last summer, Duane and his sons, Mason and Brayden, were living in a shelter after a tumultuous month that left the family without housing and Duane without a job. But they were together, and that gave Duane hope that would get back on their feet.

Duane was determined to get the family back to their neighborhood and back to normalcy. And, with the help of the Stable Homes Stable Schools (SHSS) program, that was within reach.

"I am so, so grateful for Stable Homes Stable Schools," **said Duane.**

After being referred through his youngest son's school, Duane got connected with SHSS, which helped the family move from the shelter into a stable, affordable home in October. Through the program's housing placement and support services, the family found a duplex in the neighborhood they had called home for years prior to losing their housing.

"We lived in this neighborhood for a long time," **said Duane Brooks, a Stable Homes Stable Schools participant.** "[The kids] know the neighborhood and they have friends here. I wanted them to be back in the neighborhood they were comfortable in. I wanted to give that to my kids. I want to give them something better than what I had growing up, and Stable Homes Stable Schools is helping me do that."

Knowing the family was coming from a shelter and lacked household essentials, SHSS staff took the family on a shopping trip to get them started with air mattresses, dishes, towels, and other household necessities. This level of attention and care continues with monthly home visits from a family support specialist—an important touch point for program continuity for SHSS families.

"I'm not worried at the end of the month anymore," **said Duane.** "It is allowing me to focus on just being a better parent for my kids. Stable Homes Stable Schools has given me a little peace of mind. And that peace of mind goes a long way."

Since their move and settling into their new home, Duane has had a front row seat to seeing the positive impacts SHSS has had on his kids. Mason has made huge strides in his reading abilities in the last school year. And the continuity of school staff and community for Brayden, who has autism, has been very helpful.

Duane has also turned his experience with homelessness into an opportunity to advocate and empower others. He is part of the SHSS Parent Advisory Council which allows participant families to share their experience and recommend improvements to the program. Through his involvement on the council and other advisory groups, he has gained knowledge, built meaningful relationships, and ignited a passion for using his lived experience to help others.

"I've tried to be an advocate for the homeless and unsheltered since," **said Duane.** "I can help people

because of what I've gone through. I can let them know that being homeless isn't the end of the road. I just want people to know, men especially, it's going to be okay."

Stable Homes Stable Schools is a pioneering partnership between MPHA, the City of Minneapolis, Hennepin County, and Minneapolis Public Schools, 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 7,800* kids and 2,790* families have benefited from the program.

For many families, SHSS creates an opportunity for them to reset and get back on track to their goals. And for the Brooks family, it did just that.

*As of June 30, 2026

###

Maintenance and Momentum: Felipe Naranjo Zavala

August 13, 2026

In 2005, Felipe Naranjo Zavala and his family settled in Minnesota after immigrating from Mexico. Although he was trained as an electrician in Mexico, his qualifications did not transfer to the United States. To pay the bills and support his family, Felipe took up janitorial work. As Felipe worked, he learned English and worked his way up to a job doing general building maintenance.

Ten years ago, Felipe was working as a maintenance technician for a housing development next to an MPHA building. Over the years, as he became familiar with the building, the community, and the staff, he knew he wanted to work for the agency. He applied for a position but wasn't selected.

But Felipe was persistent, and he was determined to join the MPHA team. Rather than give up, Felipe kept applying for MPHA positions as opportunities became available. And in 2018, he was hired as a Service Maintenance Specialist, servicing MPHA buildings in Southeast Minneapolis. In that role, Felipe handled a wide range of maintenance and repair work, from plumbing and electrical issues to general building maintenance and resident work orders.

In just 18 months, Felipe was promoted to Painter, a more specialized trade craft. He painted apartments, building community spaces, and office spaces while managing paint supplies, preparing surfaces, patching holes and cracks, mixing paint, and completing projects that helped keep properties looking their best. He worked as a painter for nearly five years.

When a temporary Maintenance Team Leader position became available following a long-time team member's retirement in 2022, Felipe volunteered and was selected to lead the maintenance team on an interim basis. The several months of experience gave him the opportunity to develop his leadership and administrative skills while leading the maintenance team for the MPHA buildings in Southeast Minneapolis.

Earlier this year, when a permanent Maintenance Team Leader position became available with MPHA's Family Housing Operations team, Felipe was well equipped to apply and was ultimately selected for the role.

Today, Felipe leads the maintenance team responsible for about 400 homes in the agency's scattered site family homes portfolio. He oversees routine maintenance and repair activities, assigns work orders and preventive maintenance tasks, monitors progress, and inspects completed work to ensure it meets quality standards and is completed on time.

"Scattered site family homes have more needs per unit compared to high-rise apartments because each home has its own water heaters, furnace, air condition units, gutters, siding," **said Felipe Naranjo Zavala, Maintenance Team Leader at the Minneapolis Public Housing Authority.** "There is more to address and maintain—more work—in each unit."

In addition to supervising daily operations, Felipe manages inventory, orders supplies and equipment, and trains and coaches maintenance staff to support their success.

“I’m in charge of making sure everybody has work assignments, have the tools and materials, and a good environment to work in,” **said Felipe.**

Thanks to the hard work of Felipe and the entire maintenance team, MPHA consistently earns high marks on physical property inspections. In fact, the agency has maintained high-performer status with the U.S. Department of Housing and Urban Development for nearly three decades.

Felipe is an excellent example of how persistence and commitment to the mission can help team members advance their careers at the agency. For those interested in learning more about becoming part of a mission-driven organization, visit MPHA’s career page.

###

Cultivating Community: Gloria Coles

August 19, 2026

For years, Gloria Coles owned her own home in Chicago. But when she became a caretaker for her mother, she fell behind on her mortgage payments, and eventually her home went into foreclosure.

In 2013, Gloria moved in with her daughter in Minneapolis. When that arrangement was no longer working, Gloria's friends suggested she look into public housing. Unfamiliar with how public housing worked in Minneapolis, Gloria reached out to learn more and applied. In 2015, Gloria moved into the Atrium in downtown Minneapolis.

What she found at the Atrium was more than just an affordable apartment—she found community.

"All my life I've been involved in community," **said Gloria Coles, a Minneapolis Public Housing Authority resident.** "I've always felt that if your community is not important to you, how can you expect it to be important to someone else."

Gloria didn't waste any time cultivating that community. She jumped right in, putting her professional experience in food service, event logistics, and community health to work building connections among residents. She's helped with voter registration efforts, led heart health learning sessions across MPHA buildings, and coordinated weekly on-site technology education classes.

"My whole goal is to increase awareness," **said Gloria.** "I'm always trying to get residents information and resources. I am always trying to take away the 'I don't know' for people because you can't act on information you are not aware of."

Today, Gloria is the building's resident council president and chairs the city-wide Active Living Committee through Minneapolis Highrise Representative Council (MHRC). As the resident council president, she helps coordinate building events, including semi-monthly bingo followed by a shared meal and a recent summer ice cream social. She also leads the monthly resident council meetings, where residents share ideas for building community and raise concerns about their home.

"I'm always trying to get people to participate and feel welcome," **said Gloria.**

Gloria is thankful for MPHA not only because it provides affordable housing, but because it has opened the doors to a community, both in her building and across the city.

###

Minneapolis is unveiling a new affordable multiplex to help tackle housing shortages (WCCO Radio)

By Taylor Rivera
July 28, 2026

Minneapolis is unveiling a new affordable multiplex to help tackle the city's housing shortage.

The Minneapolis Public housing Authority and city leaders celebrated the grand opening of a new multiplex in the Windom neighborhood on Monday.

Minneapolis Mayor Jacob Frey says the project successfully converted underutilized space into a modern, multi-family home ahead of schedule.

"You allow us to do something beautiful like this shift over a home that is in desperate need of repair and simultaneously house not just one family, but in this case three," Frey said.

He says now the city plans to review and approve more designs for additional multiplexes elsewhere in the city to help fill a backlog of 3,500 families still waiting for affordable housing throughout the city.

The Minneapolis Public Housing Authority's Executive Director Abdi Warsame says this grand opening is a small step towards helping those families find a home.

"MPHA staff are excited to begin helping families move into their new homes," Warsame adds. "Leasing these units will begin next month with the goal of having families moved in early September, just in time for the new school year."

The city’s housing tax levy provided $1.25 million in funding for the project.

In addition to the Windom triplex, MPHA is also replacing a previously vacant single-family home in the Regina neighborhood with a new duplex as a part of this project.

###

Minneapolis NAACP says Heritage Park residents need help now (KARE 11)

By Jessica Hart
July 28, 2026

MINNEAPOLIS — The Minneapolis NAACP wants the City of Minneapolis to release council-approved funds to help residents at Heritage Park and is calling for the Minneapolis Public Housing Authority CEO, Abdi Warsame, to step down.

The Minneapolis Council approved $2.5 million to help residents relocate and make necessary repairs to the property.

KARE 11 has been documenting the situation at the apartment complex for weeks. Some residents are currently living without air conditioning, living with black mold, and have rats in their building.

“I’ve been sick in this house since the day I moved in three years ago. My daughter, she’s in a room that has black mold that you can see. My tiles are coming up, and you can see the black mold,” said Nichole Rojas.

Rojas said her kids have been sick and she desperately wants to move out, but she needs the city’s help to do what’s best for her family.

“The conditions is terrible,” said Bessie Rodgers.

Rodgers has lived there since December 2024 and used to be the assistant property manager.

“We have squatters … feces all over the wall. The doors are not secure, anybody can come in,” Rodgers said. “We need action and we need it now. These people need to go, we need to get up out of Heritage Park, and y’all can’t keep saying you’re not going to give it to us. We keep on knocking, and y’all not going to let us in. Please, let’s get us moved.”

Both of these women were in attendance for Minneapolis NAACP’s press conference. The NAACP said they don’t understand why it’s taking so long to release the funds.

“What the NAACP and Minneapolis is asking for is urgent action. If the money was released, the $2.5 million for urgency and emergency, we would like to see swift results. We would like to see these people moved. We would like to see these people’s health tended to; we would like to see these people’s rights being respected,” said Minneapolis NAACP Vice President Thomas Berry.

Berry said some families have been told they were going to be relocated for more than two years.

“They say 686 people live there; they all need to be relocated. It’s hard to be on those grounds with mold, and the mold is in the air because you got to remember, right now, when it’s hot, those spores are just hovering everywhere,” Berry said.

In a statement, City of Minneapolis spokesperson Jess Olstad said, “Our neighbors at Heritage Park are our first priority. They deserve safe places to live. If residents feel unsafe and wish to voluntarily relocate

because of that, the City and partners will work with them. We're working hard to ensure all residents get their questions answered and do what's in the best interest of their families."

Berry said their priority is to take care of the residents, and the next phase will be working with the national chapter on what to do next.

"Our first step is get these people relocated, and we're telling the city in every meeting that we're in, we're not looking to fight with you guys yet; that's the next phase. The first phase is the people because the people matter first," Berry said. "But will there be a class action lawsuit? Yes, there will be. Why wouldn't it be?"

Berry said he believes the Minneapolis Public Housing Authority (MPHA) plays a role in all of this because he said residents have brought their concerns to MPHA, and he said MPHA didn't do anything.

In a statement, an MPHA spokesperson said "MPHA is focused on its mission of taking care of the most vulnerable residents in Minneapolis. Since 2022, MPHA has helped lead efforts to support Heritage Park as MPHA and other stakeholders, including the City of Minneapolis and HUD, began learning more about the operational shortfalls, accrued deferred maintenance, and mounting debts of the site's owner, McCormack Baron Salazar.

Facts matter, and the fact is MPHA does not own, operate, or control any housing units at Heritage Park. Not a single household at Heritage Park had a lease with MPHA.

While MPHA did not create this problem, MPHA is and will continue to be a part of the solution."

The city said to date they've inspected approximately 326 units total and 161 of those were occupied. The city said there are 47 occupied units pending inspection.

The city said the $2.5 million was allocated from the City's Affordable Housing Trust, and the money is meant to be used for two purposes. The first is for the court-appointed receiver or an affiliated entity to hire contractors to perform rehabilitation work on units. The second is to help with relocation. The city said it has not yet identified a provider to help with potential relocation activities and will inform residents when there is one available.

The city said it created a website to help keep people informed.

###

Heritage Park Apartments crisis: NAACP demands Minneapolis take action (FOX 9)

By Karen Scullin
July 28, 2026

MINNEAPOLIS (FOX 9) - Residents at Heritage Park Apartments and local advocates are demanding clear answers and swift action as they face ongoing problems with unsafe living conditions.

Residents, NAACP call for urgent action on apartment conditions
What we know: The NAACP held a public appeal at the Minneapolis Public Housing Authority, asking city leaders and the mayor to step in and ensure residents have a safe place to live. They emphasized they are not seeking a legal battle but want to work with the city to relocate people safely and quickly.

Video shared with FOX 9 shows black mold covering the walls, water-damaged ceilings, loose floor tiles and carpets that remain soggy after flooding. "Abdi Wasami hasn't even showed up for city council meetings when he was summoned to be there. Abdi was Sami has not resigned. He has not responded to emails. He hasn't done anything," said Thomas Berry, representing the NAACP.

Residents describe living with mold, persistent water problems, and even animals inside their homes. "But prior to this even happening, I've been sick in this house since the day I moved in three years ago," said Nichole Rojas, a resident. "I've been living with squirrels in my ceiling. And if you don't know that it's a horrible thing at night, it sounds like a bunch of gang bangers up there, you know, like and they come through the walls too," said Audrey Knight, another resident.

The city's response, ongoing confusion
Why you should care: About two weeks ago, the director of Community Planning and Economic Development went before the city council to request $2.5 million to help move residents, calling the situation urgent and "really bad."

"This underinvestment has left the buildings in a state of disrepair, to the point where the city has come to the conclusion to provide direct assistance for those currently living at Heritage Park to find new, stable and safe places to live," said Eric Hansen, director of CPED.

The city council approved the funding, but officials now say none of the occupied apartments are condemned and not everyone must move. Residents say communication from the city and housing authority is inconsistent, leaving them unsure about what will happen next.

Concerns have also been raised about squatters, lingering odors, and lack of working air conditioning.

"The stench was so bad in the building, it would almost hit you when you walked in. I'm talking about dead birds on the top floor. I'm talkin' about mold throughout these units. I'm talkin' about, you can see the mold outside of the building. And not to mention the stench," said Berry.

Residents and advocates want to see immediate results, including relocation and repairs.

"If the money was released, the 2.5 million for urgency and emergency, we would like to see swift results.

We would like the see these people move. We would like to see these people's health tended to. We would like to see these people's rights being respected. That's all we're asking for," said Berry.

Community leaders want answers
Local perspective: Many residents say their health and safety have been affected by the ongoing problems.

"My daughter, she's in a room that has black mold that you can see. My tiles are coming up and you can't see the black mold and I've been sick," said Rojas.

"And all this black stuff that's coming around the winner, even when you cook, those winners is no good. And you got to get a paper towel, a towel put up around the window cuz all this water comes down and it's bad. And I see like that's not fit for nobody to live like that," said Gloria Jackson, another resident.

Community leaders are also weighing in.

"This isn't just gross mismanagement. This is gross neglect. How do you let something go this far? And you have a management company. How do you allow this? And why don't you care?" said Pastor Brian Herron of Zion Baptist Church.

Residents and advocates continue to press for answers from MPHA Director Abdi Warsame, who has not responded to requests for comment or attended city council meetings as requested.

Big picture view: The situation at Heritage Park Apartments highlights broader concerns about public housing conditions, city oversight, and how quickly local governments respond to health and safety crises. The NAACP says it wants to work with city leaders, not fight them, to ensure residents are relocated safely, and their rights are respected.

"So once again, they said by July 24 that people should be moved. What changed? When you ask them what repairs have they made, where did they get the dollars for repair? They can't tell you because there hasn't been any repairs made. There has been nothing that's changed," said Berry.

What we don't know: It is unclear exactly when or if residents will be moved, what repairs — if any — will be made, and how the $2.5 million in funding will be used. MPHA Director Abdi Warsame has not provided public answers to residents or the media.

###

Minneapolis NAACP demands action over mice, mold and unsafe conditions at Heritage Park (Minnesota Star Tribune)

By Deena Winter
July 28, 2026

A quarter-century ago, a judge ordered the city of Minneapolis to replace substandard public housing high-rises on the North Side with lower-density, mixed-income housing.

Now the nation's oldest civil rights organization is considering legal action against the city for letting the development fall into disrepair again.

On Tuesday, the Minneapolis NAACP called on city officials to do more to help people at the dilapidated Heritage Park housing development in north Minneapolis and said it may take legal action on behalf of the residents.

Minneapolis NAACP Vice President Thomas Berry said some units have mice coming out of stoves and toilets and demanded city leaders stop dragging their feet and get all of the tenants moved out.

"This is like Minnesota's version of Hurricane Katrina," Berry said.

Earlier this month, the Minneapolis City Council approved $2.5 million in emergency funds to make repairs and potentially help residents relocate from Heritage Park, where about 685 people live.

At the time, it looked like the city might have to condemn the whole development, which would trigger an automatic evacuation and relocation of residents, according to city spokeswoman Jess Olstad. But since then, the occupied units that have been inspected don't reach the threshold for condemnation, so at this time, there are no plans to relocate every resident unless they wish to move, Olstad said. Some may need to temporarily or permanently relocate.

Gloria Jackson, 72, said she lived in a townhome in "The Projects," which were torn down to make way for Heritage Park, where she has lived for about 23 years. She said the old housing was better than this, and she wants to move out of the development.

"I'd move out tomorrow," she said.

Last month, the NAACP called for the immediate resignation or termination of Minneapolis Public Housing Executive Director Abdi Warsame, a full investigation into conditions at Heritage Park, and a review of the Minneapolis Public Housing Authority's management and oversight.

Warsame is still at the helm of the MPHA. The Minneapolis City Council has requested an audit of the MPHA.

Minneapolis mayor and council member want $2.5M to help relocate Heritage Park residents
The MPHA owns the land, but private developer McCormack Baron Salazar built and owned the housing until December, when a court-appointed receiver, Certus Financial, took over the property.

MPHA spokesperson Drew Halunen said the agency has helped lead efforts to support Heritage Park since 2022, when it began learning more about operational shortfalls, deferred maintenance and the mounting debts of the site owner, McCormack Baron Salazar.

“The fact is MPHA does not own, operate or control any housing units at Heritage Park,” Halunen said. “Not a single household at Heritage Park had a lease with MPHA.”

Halunen said the MPHA invested over $12 million to support the public housing units since 2022, helped 18 households move out since April 2024 and led the effort to have a court remove the former owner of the site last year.

McCormack Baron released a statement Tuesday saying the company “consistently put tenant needs first” despite the “significant and well-documented” shortfall of public funds required to manage the property. The company said it covered over $10 million in “unfunded operations costs” while deferring and eventually absorbing management fees owed.

“The company has offered its cooperation and any relevant materials to ensure the ongoing needs of Heritage Park reflects the factual and accurate record of the extensive efforts made to address the funding deficiencies that were preventing sustainable property stabilization,” McCormack Baron said in a statement.

A landmark civil rights lawsuit led to the construction of Heritage Park 25 years ago, when it was lauded as a new model of affordable housing that would lift people out of poverty, with 440 low-rise rental apartments and townhomes built on tree-lined streets. But years of neglect and confusion about regulatory oversight led to unsanitary conditions again.

Inspection teams are going through occupied units and have ordered that unoccupied units stay vacant until all code violations are addressed. If inspectors determine a unit must be condemned, the city will work with the property manager and the MPHA to relocate residents.

The MPHA has confirmed that residents will not lose housing subsidies or be penalized for breaking leases, Olstad said.

“Our neighbors at Heritage Park are our first priority. They deserve safe places to live,” Olstad said. “If residents feel unsafe and wish to voluntarily relocate because of that, the city and partners will work with them. We’re working hard to ensure all residents get their questions answered and do what’s in the best interest of their families.”

NAACP threatens legal action

The NAACP said it’s looking at taking legal action on behalf of Heritage Park residents who may have been harmed by substandard housing.

The group demanded the Minneapolis Health Department immediately declare a public health crisis and take “swift, decisive action” to protect residents. The group also called for a full review of maintenance, repair and vacancy records; an independent investigation into Heritage Park and public housing oversight; a clear plan to repair uninhabitable units; and health assessments and aid for residents exposed to mold or unsafe conditions.

The city has inspected three-quarters of the 440 units at Heritage Park, 161 of which are occupied. The city is working with the property manager, Property Solutions & Services, on a plan to inspect the remaining 47 occupied units after getting consent to enter them, Olstad said.

Bessie Rodgers, who said she worked for McCormack Baron Salazar until Certus took over the development, said there are squatters in some units who steal things like air conditioning units.

“We need somewhere else to go,” she said at Tuesday’s news conference.

Audrey Knighten has lived at Heritage Park for seven years and said she has mold in the carpet and countertops and squirrels coming through the walls and into her home.

“We need something done,” she said, “so we can get up out of there.”

###

Civil rights group renews request for investigation into living conditions at Minneapolis' Heritage Park (WCCO)

By Frankie McLister
July 28, 2026

From infrastructure cracks to black mold to busted windows, the NAACP says the living conditions at Heritage Park are a crisis.

"Building's got birds living all in them, squirrels living all in them, mice having a tea party in the front yard. It's bad," Gloria Jackson, a 23-year Heritage Park tenant, said.

The NAACP says nearly 700 people live at Heritage Park, a subsidized housing complex that sits on a property owned by the Minneapolis Public Housing Authority.

"They all need to be relocated," Thomas Berry, vice president of the NAACP Minneapolis, said.

In June, the NAACP asked for an independent investigation into why they say it was neglected and asked for Abdi Warsame, the Minneapolis Public Housing Authority's executive director, to be fired.

On Tuesday, the NAACP reiterated that request.

"MPHA was the referee between the private owner and the citizens," Berry said. "He had from 2020 to 2026 to do something about this. He ignored it."

In a statement, a Minneapolis Public Housing Authority spokesperson said it has "helped lead efforts to support Heritage Park as them and others began learning more about the shortfalls and maintenance issues," but claims it does not own, operate or control any of the units, and McCormack Baron Salazar, a developer based in St. Louis, Missouri, does.

"I have rights, too. I pay rent there. I have a right to live in a decent place," Jackson said.

In south Minneapolis on Tuesday, the Minneapolis Public Housing Authority announced the completion of a triplex and duplex alongside Mayor Jacob Frey.

When asked how the authority plans to maintain that newly renovated building, Warsame said, "We have a history, a long history of maintaining our units. MPHA has 6,000 units across the city."

"We're not looking to fight with the city first and foremost; we're looking for the relocation of these families," Berry said.

In a new statement, the City of Minneapolis said it's willing to work with residents who feel unsafe and want to relocate.

Late last year, a judge took away "operational control" from that developer and appointed a different company to help coordinate repairs. In a statement, that developer said it didn't get enough money from

the government, saying there was a "significant and well-documented underfunding of public funds required for the sustainable management."

###

Eviction Filings Have Dipped in Many Places, but Not Here (The New York Times)

By Maya Nguyen
July 29, 2026

Dear reader,

Last week, we took a broad look at the federal government's disappearing data infrastructure. Today, we're focusing on one data point in one particular state: the number of eviction filings in Minnesota.

Minnesota offers an illuminating window into efforts across the U.S. to keep residents housed. In 2018, Minneapolis, the state's largest city, voted to eliminate single-family zoning, advancing one of the boldest housing reforms in the country. As ICE's Operation Metro Surge recently revealed, the Twin Cities are a notable hub of organizing for tenants' rights. With housing insecurity rising, examining the Land of 10,000 Lakes is a good way to consider how to combat it.

Eviction filings are not the same as evictions. Many events may occur between a tenant's receiving an eviction notice from a landlord and being forced out of a property — they may pay late rent, for example, find another place to live or challenge the eviction. But some research has found that increases in eviction filings are more correlated with increases in homelessness than actual eviction judgments.

Now, with the Trump administration turning against policies that aim to house people dealing with chronic homelessness, more attention is turning toward what states can do to prevent homelessness altogether. Read on for more from Cari Spencer, who covers housing for MPR News, on why evictions have been rising in Minnesota and what the state is doing about it.

— Matthew Thompson

What's happening to eviction filings in Minnesota?
Minneapolis has often made headlines for tempering rent growth for the average renter, while prices climb in comparable cities. And in Minnesota, the average rent is lower than the average in the country overall. But the state is also bucking national trends in a surprising way: Eviction filings are skyrocketing.

In 2025, eviction filings fell slightly in the 10 states and 38 cities tracked by the Eviction Lab at Princeton University — dropping about 3.2 percent below the two-year average from 2023 and 2024. Yet in Minnesota, and even more so in the Twin Cities, the trend has moved in the opposite direction.

In the two years before the pandemic, Minnesota averaged 15,200 eviction filings per year. Filings took a steep dip during the COVID-19 eviction moratorium — when they averaged about 5,600 per year — while the federal government committed billions of dollars to rental assistance nationwide. When protections ended, filings shot up to new heights. For the past five years, there have been more than 23,000 each year in the state.

Last year, a record of nearly 26,000 evictions were filed in Minnesota. Then, Operation Metro Surge happened.

The federal incursion quickly exposed the number of families living on the edge — and the thin line between income and eviction. ICE sent many households into hiding and detained many breadwinners. It was enough to cause hundreds to fall behind in rent. It took a grass-roots mutual aid movement raising millions of dollars to mitigate the crisis at its peak. One local philanthropist, John Wilson, has distributed more than $27 million.

But this had already been a growing reality for renters across the state.

Why are more people on the edge of homelessness?
There's a basic problem: Many of Minnesota's fastest growing jobs — essential functions such as taking care of aging family members, serving meals and checking out at the store — don't pay enough to cover the cost of living there.

In four out of five of the most in-demand jobs, the gap between the median income and the income needed to afford median rent has widened over the past decade, according to the Minnesota Housing Partnership.

And it's getting even harder for minimum-wage workers to make enough to cover rent.

A decade ago, a minimum-wage worker in Minnesota needed to work 79 hours per week to afford a two-bedroom unit at the fair market rate, according to the National Low Income Housing Coalition. That's the equivalent of working two full-time jobs.

In 2025 — when eviction filings hit a new high statewide — that worker needed to clock 101 hours per week to afford a fair market two-bedroom apartment. That means two full-time jobs plus a part-time gig.

Over that same decade, the number of extremely low-income households has grown, along with the portion of such renters who spend more than half of their paychecks on housing costs. An unexpected cost or loss of income could tip them into a housing crisis.

How is Minnesota responding?
As more Minnesotans confront eviction notices for the first time, the state government is giving more attention to a critical lifeline: emergency rental assistance.

In a typical year, the state's primary emergency rental assistance program, the Family Homeless Prevention and Assistance Program, receives about $10 million, with another $18 million for two broader emergency funds.

The program has been around since 1993, but since 2024, the state has been required by law to regularly assess the need for rental assistance.

Now it seems the state may rely more on this form of aid as a stop gap.

In 2023, the state legislature, then dominated by Democrats, answered the post-pandemic rise in evictions with $45 million for the program, after allocating $50 million earlier in the session as part of a $1 billion housing omnibus bill during an ample surplus year.

After Operation Metro Surge — with a smaller surplus and a divided legislature — the state quadrupled emergency rental assistance to $40 million, which came as a surprise even to those who had been advocating it.

But it still falls short of what's needed to keep low-income families from falling into homelessness, which Minnesota's housing finance agency puts at $350 million a year.

What's the long-term picture?
Like every other state in the country, Minnesota faces a shortage of homes, particularly ones that low-income renters can afford. The Minnesota Housing Partnership said the state needs nearly 100,000 more such homes.

That shortage has declined by 3,700 homes compared with last year, according to the latest report from the National Low Income Housing Coalition. But for many low-income renters, even an "affordable home" is too expensive.

Will Delaney, the co-executive director of Hope Community, a local nonprofit that develops mixed-income and affordable housing, said he sees this firsthand.

"I don't think there's any way that we can produce enough new housing that housing is suddenly going to be affordable to people all the way down the income ladder," Delaney said. "We need different kinds of solutions for folks at the lower-income bands."

One solution he's hopeful about: state tax-funded housing vouchers.

A new 0.25 percent metro sales tax is expected to generate $2 billion for the state over the next four years. A quarter of that would help fund Bring It Home, a new state program that mimics Section 8 and is projected to extend subsidies for about 4,400 people.

The Minneapolis Public Housing Authority hasn't accepted new applications for federally funded Section 8 vouchers since 2019, and then only one in five applicants who had already been in line for 10 years got off the waiting list. The U.S. Department of Housing and Urban Development has proposed new rules that could shrink Section 8 even more.

There are currently about 400 households on the wait list in Minneapolis. The state housing authority will soon begin taking applications for the 600 to 700 new vouchers the sales tax is expected to fund.

###

Residents frustrated with slow pace of repairs, relocations from troubled Mpls housing complex (MPR News)

By Cari Spencer
July 29, 2026

Nichole Rojas spends a third of her income on a subsidized north Minneapolis apartment that reeks of mold, and where she and her kids are regularly haunted by the sound of rodents scurrying in the walls. She has a simple wish.

“I just want to be able to have a home that I can bring my family to on Thanksgiving,” Rojas said.

Rojas is among the 685 remaining residents at Heritage Park, a mixed-income development that has been under elevated public scrutiny ever since a Minneapolis City Council Member posted footage exposing filthy and dangerous living conditions there last month.

Two weeks ago, the Minneapolis City Council allocated $2.5 million toward the livability crisis at the development, which includes 200 units of public housing. At the time, city officials involved in the emergency response said most of that funding would go toward relocating residents, but could also be spent on addressing urgent repair needs.

However, the city has since struck a less urgent tone.

So far, none of the occupied units that have been inspected have met the threshold for condemnation — meaning there will be no immediate relocations, said city spokesperson Jess Olstad. Inspectors have assessed 326 units, about half of which were occupied. An additional 47 occupied units are pending inspection.

Olstad said she could not yet provide details on how many people may need to be temporarily moved to accommodate repairs, or be moved permanently. She said it is also still early for a rough timeline on when residents can anticipate the remaining inspections and repairs to be completed.

“Our neighbors at Heritage Park are our first priority. They deserve safe places to live,” Olstad said in a statement. “If residents feel unsafe and wish to voluntarily relocate because of that, the City and partners will work with them. We’re working hard to ensure all residents get their questions answered and do what’s in the best interest of their families.”

Olstad said residents who want to move should first reach out to Property Solutions & Services, the property manager — and those who opt for that route will not lose their subsidy or be penalized for breaking their lease.

The new funding from the city has not been used yet.

Olstad said it will go to the development owner, or an affiliated entity, to hire help for rehab work, or a “contracted benefit provider” to help with potential relocation activities for eligible residents. She said a provider has not yet been identified but residents will be informed when one is available.

Still waiting
But while help has been promised, many residents said it isn't coming soon enough.

Rojas said she has waited three years for a better apartment.

When she first moved in, she was told she would be relocated soon. Her unit didn't match what she had signed a lease for. The carpeting and painting was unfinished, and there was no dishwasher, no oven, and not enough space for Rojas and her three children.

Soon after, she and her kids started getting sick all the time.

At the time, Heritage Park was owned by St. Louis-based developer McCormack Baron Salazar. Last December, the court appointed a receiver — Certus Financial LLC — to take over. That new owner employed a new property manager, Property Solutions & Services.

The Minneapolis Public Housing Authority owns the land beneath the development, but does not own or operate the development.

Rojas said after Certus took over, she was finally able to get an oven relatively quickly, but she still doesn't have a dishwasher. The walls sweat and no matter how many candles or sticks of incense she burns through, she is always hit with the smell of mold when she comes home to her apartment. She's worried about what that could mean for her three kids' cognitive development.

"I can get on my knees scrubbing, clean everything in there, and it's still not clean," said Rojas.

Rojas said her children are too embarrassed to invite their classmates over and she's tired of inventing excuses to deflect her friends when they ask to come up to her apartment.

She was told by office workers at Heritage Park that they will help move people who want to be moved, but Rojas said she's still waiting to get the apartment she was promised in the first place.

"I just hope that everything gets squared away so that I can have a smooth transition to wherever the place is next," she said. "I can't be out here without a place for my kids."

Gloria Jackson, 72, has been waiting even longer for a better place to live.

She's lived in poor conditions at Heritage Park since before it was Heritage Park.

When she first moved in, it was a public housing complex. She was about 18 years old. Then, as a result of a housing segregation lawsuit in the 90s filed against the Minneapolis Public Housing Authority, the City of Minneapolis and others, the development was demolished and Heritage Park was built in its place.

Jackson was part of that class action lawsuit and among those who had to vacate before moving back in 2003. It was supposed to be an improvement — and it was at first — until problems got worse over the past 15 years, she said. Now she feels so unsafe from squatters and drug activity, she carries a gun and installed cameras at the front and back of her townhouse.

“We want to get out of here right away, as fast as we can get out,” she said. “If they give me the money right now, I’ll move out tomorrow.”

It is unclear if the relocation assistance will include direct financial support.

“I’m not a chicken. And I’m gonna speak up and I’m gonna speak my piece,” Jackson said. “I don’t care who like it or who don’t like it. If we have to go down to take it to court, we will do that.”

Legal action possible
Thomas Berry, the vice president of the Minneapolis NAACP, said that’s not out of the picture.

At a press conference in front of the Minneapolis Public Housing Authority headquarters Tuesday, Berry again pressed on Abdi Warsame, the director of MPHA, to resign or face termination. Berry characterized MPHA as “the referee between the private owner and the citizens.”

“They were supposed to be in the middle. The citizens were complaining to MHPA. MPHA didn’t do anything about that,” said Berry, who also casts blame on the city of Minneapolis for selecting the previous owner, McCormack Baron, and accused them of “dragging their feet” on relocating and supporting residents.

MPHA is working closely with the city, Certus Financial and Property Solutions and Services to understand the conditions at the site, a spokesperson for MPHA said in a statement.

The spokesperson said the agency led the effort to have the court replace McCormack Baron Salazar with a new owner in 2025, in part so the agency could learn more about the site’s conditions, and has helped 18 households relocate out of Heritage Park since 2024.

“MPHA has not received information from the court-appointed receiver or any other subject matter experts necessitating a large relocation action at the site, but MPHA continues to prepare should that be deemed necessary,” he said. “Meanwhile, MPHA is working on long-term strategies to stabilize the site and restore the Heritage Park community.”

Berry said the primary goal right now is to push for the urgent relocation of families at Heritage Park. He said he doesn’t want to fight with the city. Yet. He wants to work together.

“But will there be a class action lawsuit? Yes,” he said. “Why wouldn’t it be?"

###

City funds relocation for Heritage Park residents (North News)

By Melody Hoffmann and David Pierini
August 2, 2026

The City of Minneapolis has put aside $2.5 million to potentially relocate nearly 700 residents of a community of Northside townhomes once considered the shining future of public housing in the early 2000s.

Over two decades later, the residents of Heritage Park live in dilapidated units infested with rats and ravaged by mold. About half the units are vacant and uninhabitable for new tenants to move in. Mold damage is more severe on the lower floors.

The Minneapolis City Council voted unanimously on July 16 to use money from its Affordable Housing Trust Fund to get residents into safe homes while Heritage Park undergoes repairs. The money can also be used to rehab the buildings.

“Rehabilitation needs that may be funded include roof repair, insulation, furnace installation, and other related health and safety rehabilitation costs,” the contract the council unanimously agreed on reads. “Alternatively, some or all of the funds may be used to finance relocation expenses as required by rehabilitation/ repair activities.”

Relocation funds will be requested if residents are ineligible through the Minneapolis Public Housing Authority or the U.S. Department of Housing and Urban Development.

The directive also requires City staff to provide the council with regular updates on the progress of helping residents relocate amidst repairs. A report given to the City Council on July 14 cited “a complex set of processes and approvals” in moving forward with repairs.

Council members admonished city inspectors, the Minnesota Public Housing Authority and the property owners for allowing the units to go uninspected for several years.

“There is no amount of money that can really help the residents who are struggling here,” Ward 6 Council Member Jamal Osman said. “The City department that oversees licensing has to do better. Having let this go on, we end up figuring out how to help this group, and it’s costing us $2.5 million. There are more apartments like this in the city. There has to be a better process.”

According to the City’s Regulatory Services, the City began property-wide inspections at Heritage Park when “conditions became more concerning” in October 2025.

The City found 974 violations between October 2025 and January 2026, and there are still 863 violations as of July 2026.

“We are evaluating a threshold question of are the repairs needed exceed the cost of just rebuilding the building,” Community Planning and Economic Planning Director Eric Hansen said at a council meeting on July 14. “At this moment in time, we can’t answer that question.”

Ward 5 Council member Pearll Warren has amplified the plight of Heritage Park residents and pressed the City to intervene since taking office in January.

Warren posted a video on her Ward 5 Facebook page on June 15 that combined a visual collage of apartments damaged by mold as Warren reads a poem.

“We know what it feels like to be promised investment, and handed abandonment. To be promised opportunity and handed delay. To be promised transformation and handed deterioration,” Warren reads in the video as images cycle through of apartment walls speckled with black mold and rooms abandoned with trash.

After Warren’s video gained a wide audience in June, tenants opened their doors to the news media and confirmed what Warren showed in her video.

The Minneapolis NAACP called for the resignation of the Minneapolis Public Housing Authority Executive Director Abdi Warsame in late June. MPHA responded by stating it is not responsible for maintenance at individual apartment sites.

“MPHA’s primary responsibility in the project was to send McCormack Baron Salazar HUD-calculated operating funding for 200 units designated public housing that the owner, McCormack Baron Salazar, operated,” a statement MPHA issued in late June reads.

McCormack Baron Salazar started developing Heritage Park in 1999 with 900 homes, 440 rental units, and 360 available to purchase. All Heritage Park housing is mixed-income, including affordable housing, workforce housing, and market-rate housing. McCormack Baron Salazar signed the property over to a receivership in December 2025 after not paying its mortgage.

The original intent of Heritage Park was to lessen the concentration of poverty in Near North Minneapolis after a lawsuit targeted the concentration of public housing in the same area.

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NAACP renews call for Warsame's resignation, health emergency declaration over Heritage Park conditions (Spokeman-Recorder)

By Clint Combs
August 3, 2026

The Minneapolis NAACP chapter renewed its calls for Minneapolis Public Housing Authority Executive Director Abdi Warsame to resign and the city's health department to declare a health emergency over mold and rodent-infested conditions at Heritage Park.

"They're telling you that they have mold in their unit. Don't that sound like a health crisis? So why is the health department silent?" Chapter Vice President Thomas Berry said outside MPHA headquarters July 28.

Calls for Relocation Amid Sweltering Heat
Berry called on the city to fast-track the relocation of Heritage Park residents amid a heat wave, noting some units lack air conditioning.

"There are residents over at Heritage Park who do not have AC units inside of their place. We know Abdi Warsame is currently inside an air-conditioned building," Berry said.

"Our main concern is the relocation of these families, and then also the resignation of Abdi Warsame. We feel like it's only right that he resign because he had from 2020 to 2026 to do something about this, and he ignored it as well."

MPHA Defends Record and Ownership Structure
Warsame has led MPHA as executive director and CEO since March 2020. MPHA spokesperson Drew Halunen said the agency has worked to support Heritage Park as stakeholders, including the city and HUD, learned more about owner McCormack Baron Salazar's shortfalls, deferred maintenance and mounting debts.

"Facts matter, and the fact is MPHA does not own, operate, or control any housing units at Heritage Park," Halunen said. "Not a single household at Heritage Park had a lease with MPHA."

Halunen said MPHA has invested more than $12 million in the property's public housing units since 2022, helped 18 households relocate since April 2024, and led the effort to have a court remove the former owner in 2025.

City Allocates Emergency Funding for Repairs and Relocation
Minneapolis approved a $2.5 million emergency ordinance to fund relocation expenses for roughly 700 residents. Heritage Park could have faced condemnation and mass relocation, but an inspection found some apartments in stable condition, making move-outs optional for now.

City spokesperson Jess Olstad said residents remain a priority. "They deserve safe places to live. If residents feel unsafe and wish to voluntarily relocate because of that, the city and partners will work with them," Olstad said.

The city said inspectors have examined roughly 326 units, 161 of them occupied, with 47 pending as officials secure resident consent.

Property manager Property Solutions & Services has worked through hundreds of open repair orders since last fall, which inspectors are still verifying.

The $2.5 million will fund receiver Certus to hire repair contractors and pay a not-yet-chosen provider to assist with relocation.

Allegations of Inflated Estimates and Resident Rent Hikes

Community activist Al Flowers accused Certus of inflating repair estimates to help sell the property. "They got some organization that would like to buy Heritage Park right now, and they're trying to sell it," Flowers said.

Certus CEO William C. Haase disputed the claim as "absolutely false and offensive."

Bessie Rodgers, a Heritage Park resident who worked as a compliance specialist for McCormack Baron Salazar, lost her job when Certus took over management in December.

Her employment had come with discounted rent of $1,249 a month; losing it raised her rent to $1,432. "After the receivers took over, they said, 'Oh, you're not the employee.' They said that's regular market rent," Rodgers said.

Haase said Certus offered interviews to all McCormack Baron workers and estimated five were rehired; Rodgers was not among them.

Rodgers said her former employer's inability to pay contractors left the property without basic pest control.

"We had one vendor, and he was an exterminator, and he did the roaches, the rats, and all that. Just one man for all that, and then he got overwhelmed because he stopped getting paid," she said.

McCormack Baron said in a statement that an independently audited record of its work "affirms the company consistently put tenant needs first," adding that it covered more than $10 million in unfunded operating costs while deferring management fees.

Berry said MPHA's oversight role required verification, not trust, in the former owner. "When you have a director, he's not supposed to trust them. He's supposed to trust his staff to go out and do their job because that's what they're getting paid to do — the oversight," Berry said.

Decades After Landmark Hollman Lawsuit, Residents Still Await Dignity

Heritage Park exists because of the 1995 Hollman Consent Decree, which settled a 1992 NAACP fair housing lawsuit and required demolition of roughly 770 units of segregated public housing, replaced by the mixed-income development that opened in the early 2000s.

Gloria Jackson, one of the residents whose case led to that settlement, said she still cannot get repairs made to her townhome three decades later, even as mold builds up outside her kitchen windows.

Resident Nicole Rojas said she has been sick since moving in three years ago, and mold has forced her two children to sleep in the living room. “My apartment flooded. It took three hours for maintenance to even come to try to fix the problem,” she said. “My tiles are coming up, and you can see the black mold. And I’ve been sick.”

Despite winning her lawsuit decades ago, Jackson wants out again. “It took a long time, 10 years,” she said. “We want to get out here right away. If they give me the money right now, I’ll move out tomorrow.”

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Minneapolis Heritage Park relocation plan covers 83 of the 211 households living there (KSTP)

By Renée Cooper
August 10, 2026

A new Minneapolis relocation plan for Heritage Park would help some residents move, but it leaves out 128 households in public housing.

The city released the policy Monday after weeks of anticipation over conditions at Heritage Park Apartments, which have been described as moldy and unsafe.

Minneapolis Community Planning and Economic Development (CPED) Director Erik Hansen told a Minneapolis City Council committee that 211 units are still occupied.

Heritage Park is a mixed-income complex. Hansen said 128 of the occupied units are public housing that is federally funded and managed by the Minneapolis Public Housing Authority (MPHA), which is not governed by the city or council.

What about the rest?
Hansen said the city left those 128 public housing families out of its proposal because they should already have a path to new housing through MPHA. He said the city's plan would open that pathway to the remaining 83 households.

"The city is bringing resources to those who would not have relocation benefits, and so what we see here is that we're actually providing resources that wouldn't have been in place," said Hansen.

Council member Pearll Warren said she is glad the city has a plan to help Heritage Park residents relocate with moving expenses and 12 months of rent. But she said she is worried about the households not covered by it.

"It's saying that we, as the city of Minneapolis, can't support that. But at the same time, what does support look like for them?" said Council Member Warren.

Safety and equity concerns
Warren brought concerns about conditions at Heritage Park to the forefront this summer. She also shared new images on Tuesday that showed rain coming through windows and mushrooms growing on the floor in some units.

"I just want these people to be safe. These babies are getting ready to start school. They need to be stabilized. Their public safety is at jeopardy right now, and it's been in jeopardy," said Warren.

Warren also said residents in public housing should not end up with different protections because of income or housing type. Other council members also raised equity concerns about the two plans and the chance of separate outcomes for residents.

"They deserve those same protections. Their income does not make their housing stability a discount at

all," said Warren.

What MPHA says
MPHA Deputy Executive Director Dominic Mitchell said MPHA is starting its own process for the 128 public housing households.

"We are rolling out a process, we hope today, with the property manager, where these households will be entitled to moving expenses for permanent moves, and if their desired unit isn't ready, then we will cover short-term hotel stays or even a stipend if they wish to make their own arrangements," said Mitchell.

5 EYEWITNESS NEWS asked Hansen whether the city plans to oversee the relocation rollout for all 211 households.

"We'll be watching that as we go forward. It's two different organizations doing two different things. We have set out publicly what our resources are going to be in this report and presentation today, and the Public Housing Authority has different rules and regulations. The most important thing we have to look at is those who want to find safe, dignified housing units that are not in Heritage Park; find those things," said Hansen.

The full City Council must approve the CPED policy at its Thursday meeting before relocation can begin for some tenants, Hansen said. Mitchell said MPHA can move people right away, and CPED and MPHA said 36 of the 211 occupied units have so far expressed interest in relocation.

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Minneapolis skipped public housing inspections for nearly 30 years, court finds (FOX 9)

By Mike Manzoni
August 17, 2026

MINNEAPOLIS (FOX 9) - Minneapolis failed to inspect public housing units for decades, even though City law required it, and only acted after a court decision.

City 'refused to inspect' public housing units: Court

What we know: For nearly 30 years, the City of Minneapolis did not inspect a single public housing unit, despite an ordinance requiring inspections.

This revelation surfaced after two tenants, who said they lived in poor conditions, filed lawsuits.

In 2020, the Minnesota Court of Appeals ruled that the City must inspect public housing units just as it inspects private rental properties.

After that decision, the City began inspecting public housing, but only when tenants called 311 to complain.

The court noted that before then, the City "refused to inspect MPHA [Minneapolis Public Housing Authority] properties and instead directed all complaints to the MPHA." That practice had been in place since 1992, according to court records.

The City argued that it did not have to inspect public housing because the ordinance did not apply to unlicensed rental units. Until recently, the housing authority did not have licenses for its more than 6,000 low-income homes.

The housing authority said it risked losing federal funding if it obtained those licenses.

But the appeals court ruled that both the City and the housing authority were wrong, finding that municipal code requires inspections and the law requires the housing authority to obtain licenses for its rental units.

In 2025, when it ruled on another lawsuit, the same court also pointed out that "beyond inspecting when an MPHA resident requests one, the City has not adjusted its inspection conduct related to MPHA rental dwellings, nor is there evidence that the city sought to amend the code in the five years since we decided...."

The other side: The housing authority declined to comment, citing ongoing litigation. When asked if it conducts its own inspections, it said staffers are routinely in the homes.

After a change to state law that took effect last year, the City said it started doing routine public housing inspections.

What we don't know: It is not clear how many public housing units have now been inspected since the

state law change.

The housing authority has not commented on the lawsuits or provided details about the frequency or scope of its own inspections.

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