



NOTICE AND AGENDA

October 28, 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 October 28, 2026
- Minutes of a Regular Meeting of September 23, 2026

NEW/PROMOTED STAFF INTRODUCTIONS.

MPHA SUCCESS STORY.

CHAIR'S UPDATE.

RESIDENT ADVISORY BOARD CHAIRPERSON'S COMMENTS.



DISCUSSION ITEMS:

- ITEM NO. 1: *2027 Proposed HCV Payment Standards & Utility Allowances*
[Brandon Crow, Director of HCV]

RECEIVE AND FILE:

- Executive Director's Update, October 2026
- Q3 Strategic Plan Quarterly Update
- Monthly Performance Report, September 2026
- Community Update, October 2026

NEXT REGULAR MEETING:

- Wednesday, November 18, 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**

September 23, 2026

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:33 PM on Wednesday, September 23, 2026, at 1001 Washington Avenue North, Minneapolis, Minnesota; the date, time, and place established for the holding of such meeting.

ROLL CALL:

The Choose an item. called the meeting to order, the following members of the MPHA Board of Commissioners being present:

- | | |
|-------------------|--------------|
| • Kevin Reich | Chair |
| • Alyssa Erickson | Secretary |
| • Gloria Freeman | Commissioner |
| • Abdullahi Isse | Commissioner |
| • Tamir Mohamud | Commissioner |
| • Tom Nordyke | Commissioner |
| • Danielle Werder | Commissioner |

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

- | | |
|---------------------|--------------|
| • Medaria Arradondo | Commissioner |
|---------------------|--------------|

The following others also being present:

- | | |
|----------------|------------------------------|
| • Abdi Warsame | Executive Director/CEO, MPHA |
|----------------|------------------------------|

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

APPROVAL OF AGENDA:

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



APPROVAL OF MEETING MINUTES:

The minutes of the Regular Meeting of August 26, 2026, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Mohamud. Upon a voice vote, the chair declared the motion carried.

NEW/PROMOTED STAFF INTRODUCTIONS:

- Shellie Rowe introduced Jenifer Shanninghouse.

MPHA SUCCESS STORY:

- NA

CHAIR'S UPDATE:

- The chair reported that the Executive Committee met at 12:30 PM.

RESIDENT ADVISORY BOARD (RAB) CHAIRPERSON'S UPDATE:

- Belinda Walker reported that RAB met at 12:00 PM.

CONSENT ITEMS:

- ITEM NO. 1: *Social Services Contract*
[Mary Boler, Director of Operations]

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



DISCUSSION/RESOLUTION ITEMS:

- ITEM NO. 1: ***FY2027 MTW Annual Plan***
Resolution No. 2026 – 264
[Rachel Almburg, Director of Policy & Strategic Initiatives]

Commissioner Erickson moved approval of the recommendation set forth in the report, along with the corresponding resolution attached thereto. Commissioner Nordyke seconded the motion.

Upon a roll call vote, 7 commissioners voted “aye”. [Chair Reich, Commissioner Erickson, Commissioner Freeman, Commissioner Isse, Commissioner Mohamud, Commissioner Nordyke, Commissioner Nordyke, Commissioner Werder,] 0 commissioners voted “nay”. 1 Commissioner was absent [Commissioner Arradondo], The chair declared the motion carried and the resolution adopted.

- ITEM NO. 2: ***LIPH Statement of Policy 2027***
Resolution No. 2026 – 265
[Rachel Almburg, Director of Policy & Strategic Initiatives]

Commissioner Erickson moved approval of the recommendation set forth in the report, along with the corresponding resolution attached thereto. Commissioner Mohamud seconded the motion.

Upon a roll call vote, 7 commissioners voted “aye”. [Chair Reich, Commissioner Erickson, Commissioner Freeman, Commissioner Isse, Commissioner Mohamud, Commissioner Nordyke, Commissioner Nordyke, Commissioner Werder,] 0 commissioners voted “nay”. 1 Commissioner was absent [Commissioner Arradondo], The chair declared the motion carried and the resolution adopted.

RECEIVE AND FILE ITEMS:

- Executive Director’s Update, September 2026
- MPHA Briefing to MPLS City Council
- Monthly Performance Report, August 2026
- Community Update, September 2026



ADJOURNMENT:

There being no further business to come before the board during this meeting and upon a motion duly made by Commissioner Isse and seconded by Commissioner Freeman, the meeting adjourned at 2:22 PM.

ALYSSA ERICKSON, SECRETARY OF THE BOARD OF COMMISSIONERS

October 28, 2026

DATE THESE MINUTES WERE APPROVED



October 28, 2026

REPORT TO THE COMMISSIONERS

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Approval of the proposed 2027 HCV Payment Standards and Utility Allowances

Previous Directives: The Department of Housing and Urban Development regulations require that Payment Standards be set annually, after HUD's finalizing the Fair Market Rents, and require PHAs to review utility allowances for the Housing Choice Voucher (HCV) program at least annually, and to adjust the utility allowances if rates have changed by 10% or more since the previous adjustment.

Resident Council Review/Recommendation: The RAB will be presented with this proposal for approval at its regular meeting prior to the October 28th meeting of the Board of Commissioners.

Budget Impact: Establishes the monthly assistance amount by bedroom size, which then forms the basis for the calculation of Housing Assistance Payment (HAP) distributions for the 2027 budget year for all voucher holders and PBV units. Utility Allowances impact the vast majority of HCV households.

Procurement Review: N/A

RECOMMENDATION: It is recommended that the Board of Commissioners approve the proposed 2027 HCV Payment Standards and Utility Allowances, as described below.

The Minneapolis Public Housing Authority (MPHA) determines the HCV Payment Standards and Utility Allowances on an annual basis, after reviewing a number of factors. These factors include a review of the Minneapolis rental market, a review of current contract rents associated with private market units leased by Housing Choice Voucher (HCV) participants, an analysis of the percentage of monthly adjusted gross income HCV participants pay towards their unit's contract rent, the Fair Market Rents (FMRs) released by HUD on an annual basis, accounting for goals of maximizing participant choice in housing, and in consideration of utility rates as they affect utility allowance amounts utilized by MPHA's HCV department. MPHA follows the annual utility allowances analysis conducted by the Metropolitan Council, except for water/sewer and trash rates that are specific to the city of Minneapolis.

Payment Standards and Utility Allowances are independently reviewed and approved in advance of MPHA's annual budget approval process. The payment standards and utility allowances determination, once approved, will necessarily inform the agency's budget for the upcoming year.

Given current uncertainty about HUD funding, the HCV Department has been implementing cost-saving measures, which have included changes to tenant portions as a percentage of adjusted gross income, and changes to our voucher size determination guidelines that would serve to reduce total HAP paid by MPHA while still ensuring decent, safe, and sanitary housing for our participants. These cost-saving efforts are being utilized to avoid having to withdraw subsidy support and remove households from our program.



Proposed 2027 HCV Payment Standards and Utility Allowances Board Report

After analyzing the aforementioned factors, Staff requests Board approval for minor increases to some payment standards and no changes to utility allowances for the Housing Choice Voucher (HCV/Section 8) Program.

The recommended payment standard increases are based on slightly higher Fair Market Rents (FMR) announced recently by HUD, with adjustments based on local market conditions and with consideration of MPHA's MTW Rent Reform policies. If approved, the higher payment standards would take effect on January 1, 2027, for all HCV participants and applicants.

The Board last approved increasing the payment standards on October 22, 2025. The last adjustment to utility allowances was also approved by the Board on October 22, 2025, but as detailed below, staff will not be recommending adjustments to utility allowances this year.

The PHA's current and proposed payment standards are as follows:

Description	Studio	1BR	2BR	3BR	4BR	5BR	6BR
2026 MPHA Payment Standards	\$1122	\$1278	\$1555	\$2080	\$2424	\$2876	\$3346
2027 HUD FMR	\$1265	\$1427	\$1734	\$2264	\$2538	\$2919	\$3357
Proposed 2027 Payment Standards	\$1139	\$1284	\$1561	\$2080	\$2424	\$2876	\$3346
% increase from 2026 Payment Standards	1.5%	0.5%	0.4%	0%	0%	0%	0%
% of HUD FMR	90%	90%	90%	92%	96%	99%	100%

Explanation of FMRs

A Fair Market Rent (FMR) is generally calculated as the 40th percentile of gross rents for regular, standard-quality units in a local housing market. This excludes low-quality units, already-subsidized units, and units that have been built in the last two years. FMR includes core utilities, like water and power, but doesn't include internet and other optional services.

To calculate Fair Market Rents, HUD utilizes several different sets of data, including gross rents data from the U.S. Census Bureau, gross rent information from HUD's American Housing Survey, as well as



additional rental rate data gleaned from yearly telephone surveys. After combing through this data, HUD will issue annual FMRs for approximately 2,500 different areas in the United States. Averaging across all bedroom sizes, HUD increased the 2027 FMRs for the metropolitan area by an average of 0.9% compared to the current year, as shown below:

Federal Fiscal Year (FFY)	2020	2021	2022	2023	2024	2025	2026	2027
FMR Increase (%)	5.8%	7.4%	0.9%	4.8%	14%	2.6%	1.1%	0.9%

The actual difference between FMRs by bedroom size between 2026 FMRs and 2027 FMRs are as follows:

Description	Studio	1BR	2BR	3BR	4BR	5BR	6BR
2026 FMR	\$1242	\$1405	\$1709	\$2262	\$2531	\$2911	\$3347
2027 FMR	\$1265	\$1427	\$1734	\$2264	\$2538	\$2919	\$3357
% Increase	1.9%	1.6%	1.5%	0.1%	0.3%	0.3%	0.3%

Explanation of Payment Standards

All PHAs are required to set a payment standard that is between 90 percent and 110 percent of that region's Fair Market Rents (FMRs), while meeting the particular local jurisdiction's market needs and demands. **Section 8 payment standards do not independently represent a reasonable rent; rather they establish the maximum subsidy amount that the PHA can pay for each rental unit based on the number of bedrooms.**

For most HCV households, the participant can pay as low as 30% of monthly adjusted income (minus utility allowances for tenant-paid utilities) towards their rent and the PHA pays the difference up to the "contract rent" (the rent amount stated in the lease) or the payment standard, whichever is lower.

This contract rent is subject to the PHA's determination that the rent is reasonable for the unit and the amount the tenant pays meets the initial affordability limit. When a voucher participant first moves into a rental unit, the family's total payment cannot exceed 50% of their monthly adjusted income, but there is no such restriction thereafter. If the contract rent plus the utility allowance exceeds the payment standard, the tenant pays any additional costs over the payment standard.



In addition to considering the FMRs as required by HUD, staff considered several other factors, including participant housing cost burden, current mean contract rents, the local rental market, program utilization, participant shopping success, and HAP funding.

Participant Housing Cost Burden

Part of the evaluation MPHA has determined that it will use when assessing changes to payment standards is to examine the number and percentage of households being served who are “highly cost burdened”, meaning that they are paying more than 40% of monthly adjusted income toward their share of housing costs.

When staff analyzed the rent burdens of current voucher participants, MPHA’s efforts have assisted the majority of households at avoiding being ‘highly cost burdened’. This reflects households at any point in a rental period. Though PBV households cannot pay more than 30% of adjusted gross income at move-in and tenant-based households 50%, our goal is to maximize the number of families we assist in maintaining housing costs at or below 40% of their adjusted gross monthly income each year thereafter.

Percentage of households who are paying 40% or less of their adjusted gross income towards their gross housing costs:

Bedrooms in Unit	Percent of households currently paying 40% or less of income to gross rent	Percent of households paying 40% or less with Proposed 2027 Payment Standard
0	70%	72%
1	72%	73%
2	64%	64%
3	73%	60%
4	56%	54%
5	54%	42%
6	20%	40%

Mean Contract Rents (HCV Participants)

Mean contract rents for units currently under lease with an MPHA HCV Tenant-Based voucher provide us with a snapshot of where rental costs are for MPHA participants relative to the published FMRs.

Mean contract rents for vouchered units, as noted in the table below, are on average 13% lower than **our** current payment standards. However, the mean contract rent does not include utility costs, as those are not tracked for most MPHA HCV participants. At the same time, 25% of households the agency serves are paying contract rents at or above the current payment standard. For these households, a contract rent increase (without a concurrent payment standard increase) typically means that their total tenant portion will have to rise to cover that increase.



Description	Studio	1BR	2BR	3BR	4BR	5BR	6BR
Current mean contract rent for voucher holders (port-ins included)	\$ 998	\$ 1187	\$ 1475	\$ 1893	\$ 2232	\$ 2558	\$ 2941
Current mean contract rent per Minneapolis rental revue data	\$ 982	\$ 1150	\$ 1540	\$ 1956	\$ 2358	\$ 2816	\$ 3203

Local Rental Market and Program Utilization

The Minneapolis rental market has shown relative stability in rental pricing over the last 12 months, though the average contract rent by unit size shows mixed results when comparing them to the same time last year. The rental vacancy rate is currently hovering around 5.1%. This is in comparison to vacancies sitting below 2% pre-COVID.

With a 102% overall Tenant-Based voucher utilization rate compared to budget at the end of September, the data does not indicate significant issues with meeting voucher utilization goals.

Twin Cities rental revue data for Q1 and Q2 2026:

Unit Bedrooms	Count	Mean Contract Rent
0	270	\$ 982
1	2003	\$ 1,150
2	1308	\$ 1,540
3	668	\$ 1,956
4	228	\$ 2,358
5	114	\$ 2,816
6+	45	\$ 3,203

Participant Shopping Success

Another test of the adequacy of payment standards is the "shopping success rate" of voucher holders who are shopping for a unit to rent. The shopping success rate of both new participant families and households moving between units ("movers") from October 2025 through September 2026 was 95%, based on 494 vouchers that were successfully leased up and 27 vouchers that expired. Given the high rate, supported by housing coordination services, significant changes in payment standards would not be needed to maintain shopping success.



HAP Funding

Our MTW Authority grants MPHA fungibility with most of our funds to efficiently and effectively manage our agency and to find the appropriate balance in maintaining the mechanisms that allow us to support those most in need while maximizing the total number of those individuals we can serve at any given time. This includes operational costs to support services and general maintenance at our public housing properties, capital costs for the overall upkeep and refurbishment of our public and affordable properties, funding for our myriad of special programs to serve community needs, and administrative expenses to operate our programs.

The increase proposal is estimated to have a financial impact of \$164,000 to \$166,000 dollars in additional HAP expenses in 2027. There are many variables that can affect the final total disbursed, most of which MPHA cannot control (i.e., household incomes, household compositions, unit availability, unit rents, participant decisions to port-out of our jurisdiction, etc.) and others that it can (i.e., number of vouchers issued to individuals, number of Project-Based Vouchers awarded, policies on income reporting, inclusion or exclusion of asset income, etc.). Our typical goal is to maintain utilization at our 'substantially the same' levels as dictated by HUD in our MTW agreement and then balancing that with supporting the expansion of affordable units in the community through awarding project-based vouchers when we have the capacity. We do anticipate a drop in utilization for 2027 in order to control spending without having to take vouchers from any current households while still maintaining at least 95% utilization to our substantially the same requirement. This is primarily achieved through natural attrition from the program and holding on any new issuances of vouchers.

It is worth emphasizing that higher payment standards do not automatically trigger higher subsidy payments to participating property owners (landlords). Each participating owner is permitted to ask for a rent increase for a specific property or properties. HUD regulations require the PHA to approve reasonable rent increases when requested by owners. Staff responsibly manage these transactions, using nationally recognized rental unit software to identify unassisted comparables in the same building or within a 2-mile radius and will grant increases if the requested rent is reasonable considering the rental unit's location, size, age, condition, amenities, and similar factors.

Proposed 2026 Utility Allowances

Staff are not requesting a change to utility allowances for the Housing Choice Voucher (HCV/Section 8) Program. For most voucher participants who pay some or all their own utility costs, the utility allowance reduces the amount of rent the household must pay to the property owner. The rent plus the utility allowance typically equals 30% of the household's adjusted income.

HUD regulations require PHAs to review utility allowances for Housing Choice Vouchers at least annually, and to adjust the utility allowances if rates have changed by 10% or more since the previous adjustment. MPHA uses the annual utility analysis conducted by the Metropolitan Council. Except for water/sewer and trash, utility costs are the same for the metropolitan area. For water/sewer and trash, MPHA staff review the locally set rates to determine if any changes exceed the stated threshold. The last adjustment to utility allowances was approved by the Board in October 2025, when staff recommended increasing natural gas because of inflationary pressures and pricing that saw them exceed the plus/minus 10% mark.



The Met Council's recent review of utility costs revealed that no utilities have seen a 10% change since their last update.

This report was prepared by Brandon Crow, Director of HCV. Dr. Crow can be contacted at bcrow@mplspha.org.

Proposed 2027 Utility Allowance Chart

Minneapolis Public Housing Authority -- Effective 1/1/2027

Cells in rows 8-16 and 19-20 are editable to enable highlighting of applicable utility allowances. Subtract the sum of applicable utility allowances from payment standard to find max allowable rent.

Unit Type Descriptions:

A = Apartment/Multiple Dwelling (3+ units in building)

D/T = Duplex/Townhouse/Rowhouse/Double Bungalow

SF = Single Family House

	Studio 0 Bedroom			1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5 Bedrooms			6 Bedrooms		
	0A	0D	0SF	1A	1D	1SF	2A	2D	2SF	3A	3D	3SF	4A	4D	4SF	5A	5D	5SF	6A	6D	6 S F
Unit Type	A	D/T	SF	A	D/T	SF	A	D/T	SF	A	D/T	SF	A	D/T	SF	A	D/T	SF	A	D/T	S F
HEATING - Natural Gas	37	45	49	42	50	56	48	64	68	53	79	84	59	94	98	65	109	114	71	124	130
HEATING - Electric	36	52	86	42	61	101	58	80	119	73	99	136	89	119	154	105	138	172	121	157	190
COOKING - Natural Gas	5			5			6			8			9			10			11		
COOKING - Electric	7			9			13			16			20			24			28		
OTHER ELECTRIC	35	43	47	45	56	61	58	72	80	71	89	98	84	105	116	97	122	135	110	139	154
WATER HEATER – N Gas	9			10			14			18			22			26			30		
WATER HEATER - Electric	25			29			37			45			53			61			69		
TRASH COLLECTION	30			30			30			33			33			33			34		
WATER & SEWER	38			53			68			84			106			122			133		
Payment Standard	1139			1284			1561			2080			2424			2876			3346		
Fair Market Rent	1265			1427			1734			2264			2538			2919			3357		
Payment Standards (% of HUD FMR)	90%			90%			90%			92%			96%			99%			100%		



October 28, 2026

MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Executive Director's Report, October 2026

Late last month, MPHA hosted an introduction to entrepreneurship course for MPHA residents at the Cora McCorvey Health and Wellness Center. Agency staff organized the event alongside staff from the U.S. Department of Housing and Urban Development's Minneapolis Field Office. Staff welcomed presenters from Neighborhood Development Center (NDC) and African Economic Development Solutions (AEDS) to provide an overview of local resources available to help MPHA residents start or grow their own businesses. Residents were able to connect with NDC and AEDS staff after the event, getting their questions answered and guidance on next steps to take.

Elsewhere in the agency this month, MPHA opened its waitlist for the new state-funded housing voucher program, Bring it Home (BIH), for the first time. Created during the 2023 legislative session, this new program is largely modeled after the federal Housing Choice Voucher program. The three-day application period (October 13, 14, and 15) marked the first time MPHA has accepted public applications for any tenant-based housing vouchers since 2019, the last time MPHA opened its Housing Choice Voucher waiting list.

While the agency will provide additional details about this successful waitlist opening in the coming weeks, I can share that MPHA received more than 3,000 BIH applications for an estimated 1,500 waitlist spots in the three days the waitlist application was open. For context, when the agency opened its waitlist for family housing in October 2024, the agency received more than 3,300 applications in five days.

While there is a lot of work in the weeks ahead to process these applications, I want to recognize the great work of MPHA staff to launch a brand-new program and surpass the daily average number of applications submitted compared to the agency's long-standing family housing waitlist. This success points to strong planning work by staff, both with back-end software and strong front-facing marketing and outreach. This waitlist opening was a major success, and BIH is going to help hundreds of low-income families this year and thousands more in the future afford a safe, stable, affordable place to call home in Minneapolis.

On the same note of staff appreciation, albeit on an unrelated topic, I also want to recognize the work of MPHA's finance team. Earlier this month, the MPHA Board of Commissioner's audit committee had the chance to hear from MPHA's independent auditor, Doeren Mayhew, about the agency's audited 2025 financial statements. In addition to producing an audit that returned zero derogatory remarks, the auditors



expressed high regard for MPHA's finance capabilities, particularly when compared to other large housing authorities across the country. While not a headline-grabbing achievement, I am incredibly proud of our team's work delivering timely, accurate financial reporting that continues to build the confidence of auditors, accountants, and partners across the region in MPHA's governance.

Finally, I wanted to provide board members with an update on the agency's 2027 budget. Agency leaders have been working for months to develop this budget while facing some of the biggest funding challenges in recent memory. Between stagnant public housing operating funding and voucher funding coming in below expected levels, 2027 is going to be a challenging year for MPHA. Agency leaders will host the annual budget workshops for board members in November prior to presenting the full budget in December. I strongly encourage board members to attend those sessions to learn more and ask questions about the financial realities MPHA is facing. This will help ensure board members are well informed and prepared to receive a proposed 2027 budget during the December meeting that has made a number of difficult decisions.



MEMORANDUM TO: MPHA Board of Commissioners

FROM: Abdi Warsame, CEO/Executive Director

SUBJECT: Q3 2026 Strategic Plan Quarterly Update

The Minneapolis Public Housing Authority mission is upheld by a people-centric approach that allows the agency to maintain operational excellence in the face of new challenges. The 2022-2027 Strategic Plan grounds our work in the following six goals:

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

These goals help MPHA deliver on its mission to provide well managed homes for the city's lowest-income earners through the dedication of its staff and strong partnerships with residents and other stakeholders. This quarter the agency celebrated the groundbreaking of several new construction projects that through Project Based Vouchers increases affordable units within the city, and began the process of issuing its first State funded Bring it Home vouchers. Below are other highlights from the third quarter of 2026:

-
- (1.2.0)** *Continuously improve and monitor maintenance and management of MPHA owned and managed properties.* MPHA partnered with the International Union of Operating Engineers Local 70 to bring the agency's Operating Maintenance Engineers hands-on training for a new type of boiler used in the agency's high-rises. This training helps ensure staff have the knowledge they need to maintain critical building systems that deliver heat to the building and its residents.
- (1.2.5)** *Enhance resident comfort by identifying areas of improvement through annual assessment of resident needs for well-being onsite including but not limited to human services.* MPHA staff and service provider Avivo hosted an event for Minnehaha Townhome residents to get to know staff better. Constructed in 2019, 4 of the 16 units are dedicated to permanent supportive housing for families experiencing long-term homelessness. Avivo provides housing stability resources to these residents and conducts check-ins to ensure they remain stably housed.
- (1.3.1)** *Convene a listening session to give residents space to share their lived experience and safety concerns with city officials.* Residents partnered with the City of Minneapolis' Health and Public Works departments through the Safe Routes to Public Housing initiative to identify safe, active transportation routes near their high-rises. Funded by a grant from the Minnesota

Department of Transportation, the project focuses on two transportation corridors near MPHA buildings slated for upcoming capital improvements. The initiative creates an opportunity to incorporate residents' priorities directly into the work while improving safety, strengthening social connections, and supporting better health outcomes.

- (1.4.2) ***Identify strategies and communicate services to support and facilitate aging-in-place for the senior resident population.*** The American Heart Association partnered with the agency by installing four blood pressure hubs in three high-rises and the Cora McCorvey Health and Wellness Center. These hubs make it more accessible for residents to monitor their vitals independently to advocate for their health needs.
- (2.2.0) ***Build awareness of MPHA's work and importance of deeply affordable housing in building sustainable and vibrant communities.*** Representative Ilhan Omar, Commissioner Irene Fernando, and Senator Doran Clark joined MPHA staff for a hard-hat tour of Spring Manor. The project will preserve all 221 existing units while adding 15 new disability-accessible units, with construction slated for completion by early 2027.
- (2.4.0) ***Maximize opportunities for wealth-building, home ownership and housing stability for those in family housing.*** Twin Cities Rise and MPHA's first Pathways to Success program graduate celebrated a milestone of one year of full-time employment. After completing the program's eight-week training, the resident accepted a role and continues to make strides. This partnership takes a holistic approach to empower residents to achieve long-term financial stability and connects families with the tools to make homeownership a reality.
- (2.5.2) ***Use data to evaluate the health needs of residents by building to pursue services that address the greatest issues identified.*** Hamilton Manor was identified to have the greatest number of residents affected by the transition of UCare to Medica One. To better help residents understand this change, Medica hosted a member meeting at the building. Residents enjoyed treats, gift cards, and other giveaways while learning about changes to their coverage. Staff from their customer service, pharmacy, and care coordination teams were able to assist individuals with questions and more information. Medica staff committed to tabling at future events across the portfolio to answer questions and provide one-on-one support.
- (3.1.0) ***In partnership with other entities, finalize and implement approach for stabilizing existing units located in Heritage Park.*** In August, MPHA's Board of Commissioners voted to approve a \$3 million investment, as a part of a larger \$6 million investment, in near-term needs and long-term stabilization efforts to help restore Heritage Park. MPHA staff continue to work with the Receiver and all partners, including HUD and the City, to determine a viable path forward for the property. This includes working actively with the Receiver to address all short-term needs of families on the site, in addition to the long-term preservation plan. As a more immediate step, MPHA recently submitted a RAD application to HUD to initiate the conversion process of the existing public housing units to the higher, more stable Section 8 platform via HUD's RAD blend program, to bring much needed additional subsidy to the site.
- (3.2.4) ***By the third quarter, develop and implement an annual city, county, state, and federal legislative agenda centered on securing additional resources to support MPHA residents, operations, and capital needs.*** Staff presented the agency's five-year levy capital plan to the City of Minneapolis Board of Estimate and Taxation. The plan includes \$2 million to support

full rehab of two mid-rise buildings in South Minneapolis while committing \$3 million to the long-term stabilization of Heritage Park. This valuable resource has been vital to MPHA's ability to deliver on its strategic goals and be a people-centric agency.

- (3.3.0) ***Implement new green initiatives within MPHA scattered site portfolio in order to improve cost savings for residents and participate in climate activities to support a greener, cleaner Minneapolis.*** Mayor Jacob Frey and Councilmember Jamison Whiting joined agency staff to celebrate the completion of its newest family housing, an all-electric triplex and duplex in two South Minneapolis neighborhoods. Both multiplexes replaced vacant single-family homes that will now serve five families. With more than 3,500 families on the waitlist, these homes are key pieces of city infrastructure that will help meet the critical need for more deeply affordable family housing.
- (4.3.0) ***Continue and broaden the use of federal project-based voucher (PBV) rent subsidies for increasing deeply affordable housing opportunities across the city.*** Agency staff celebrated the groundbreaking of 2116 Nicollet Ave S with Alliance Housing Inc. MPHA will support 11 family housing units with PBV's and 24 for studio units with sponsor-based vouchers. As construction begins on that new project, MPHA staff joined Project for Pride in Living to celebrate the grand opening of Opportunity Crossing. This project was funded with over 30 partners in total, with MPHA subsidizing 12 out of the 110 affordable units. In addition, the grand opening of Snelling Yards, located in the Hiawatha neighborhood occurred this quarter. 25 out of the 95 affordable family housing units will be supported by the agency's project-based vouchers. Of the 25 MPHA supported units, 13 are designated for veterans. These projects are the latest examples of how MPHA directly supports the creation of new deeply affordable housing in Minneapolis.
- (4.7.0) ***Build and strengthen private and public partnerships to expand resources and opportunities.*** New bookshelves at MPHA's family housing office were filled with the help of the National Book Foundation, Presenter of the National Book Awards' Book Rich Environments initiative. This program provides free resources to public housing residents and Housing Choice Voucher participants to help promote literacy through owning and reading books.
- (5.3.0) ***Create process for organizational development that supports a clear mission and vision that all staff support in their day-to-day work.*** The Human Resources team hosted two security training sessions this quarter. The training used real-world examples and practical strategies to enhance staff's preparedness and safety precautions. In addition to these in-person trainings, the department reminded staff of the variety of offerings available on-demand through the Personal Assistance Services (PAS).
- (6.2.1) ***Identify and replicate relevant standards required by HUD or best practices used by housing industry and government agencies, i.e., ICMA.*** Stable Homes Stable Schools launched a three-year research project to examine the program's impact on children's housing stability, educational outcomes, and well-being. Led by researchers from the University of Minnesota Twin Cities and UChicago Urban Labs, the study will help guide future program improvements. The research is supported by a \$1 million grant from CoLab at the Constellation Fund, with an additional \$150,000 from the City of Minneapolis.



Monthly Performance Report

Minneapolis Public Housing Authority

Board of Commissioners

For the month ending September 30, 2026

Contents

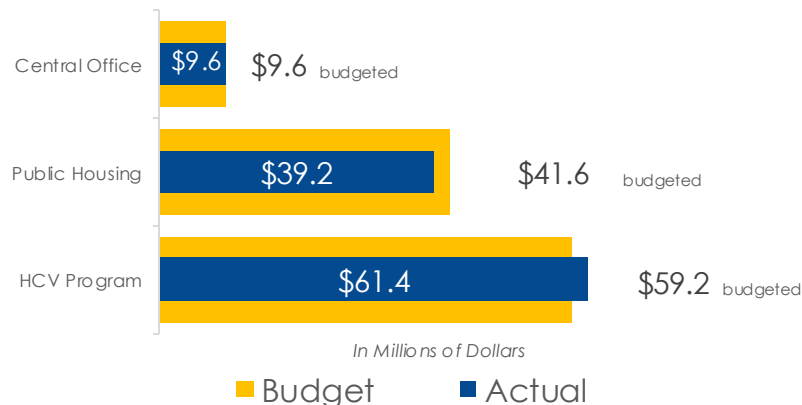
1. Financials
2. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
3. Building Improvement and Development Projects

Operating Sources and Uses

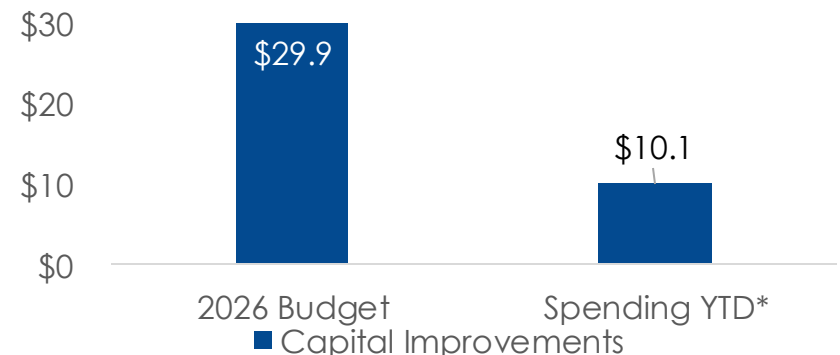
MTW Public Housing and Housing Choice Voucher (HCV) Program

Sources			Favorable (Unfavorable)		Variance %
	YTD Budget	YTD Actual	Variance		
Tenant Revenue -Rents & Other	\$ 15,207,129	\$ 14,803,402	\$	(403,727)	-3%
Public Housing Operating Subsidy	\$ 15,032,754	\$ 14,925,149	\$	(107,605)	-1%
HCV HAP Subsidy & Admin Fees	\$ 58,016,814	\$ 60,229,188	\$	2,212,374	4%
Other Revenues, Fees, & Grants	\$ 2,040,381	\$ 2,523,394	\$	483,013	24%
Transfers-In	\$ -	\$ 1,079	\$	1,079	n/a
Total Sources	\$ 90,297,078	\$ 92,482,212	\$	2,185,134	2%
Uses					
Public Housing Operations	\$ 41,635,298	\$ 39,230,010	\$	2,405,288	6%
Housing Choice Vouchers	\$ 50,934,349	\$ 53,135,336	\$	(2,200,987)	-4%
MTW Initiatives and Other Services	\$ 320,256	\$ 216,296	\$	103,960	32%
Total Uses	\$ 92,889,903	\$ 92,581,642	\$	308,261	0%
Net Sources/(Uses)	\$ (2,592,825)	\$ (99,430)	\$	2,493,395	96%

Year to Date (YTD) Expenses



MTW Capital Fund Program

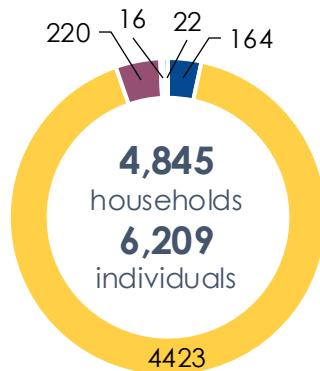


*An additional \$10 million is under obligation for capital projects YTD

Public Housing Programs



Occupied Units*

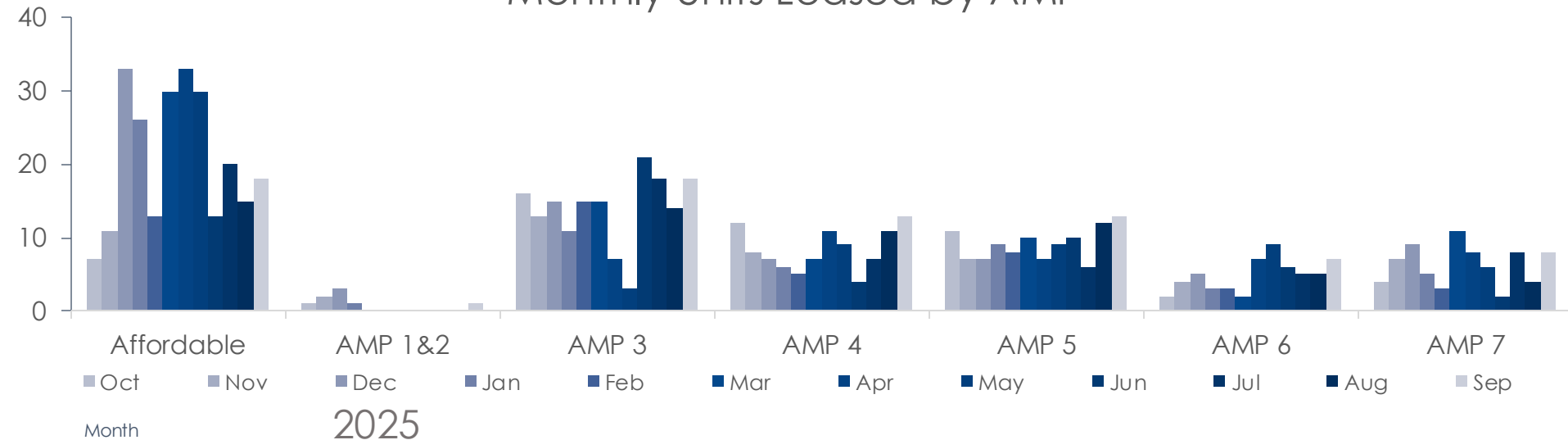


- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

78
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.

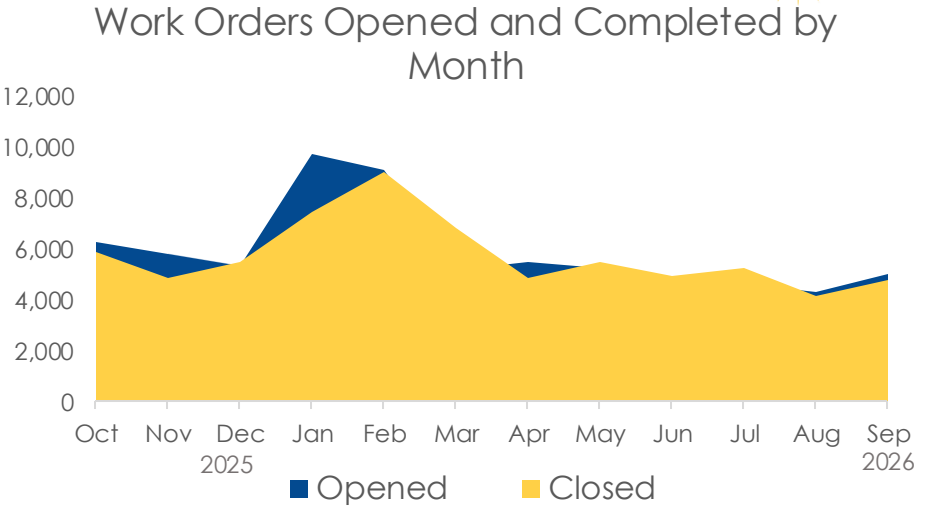
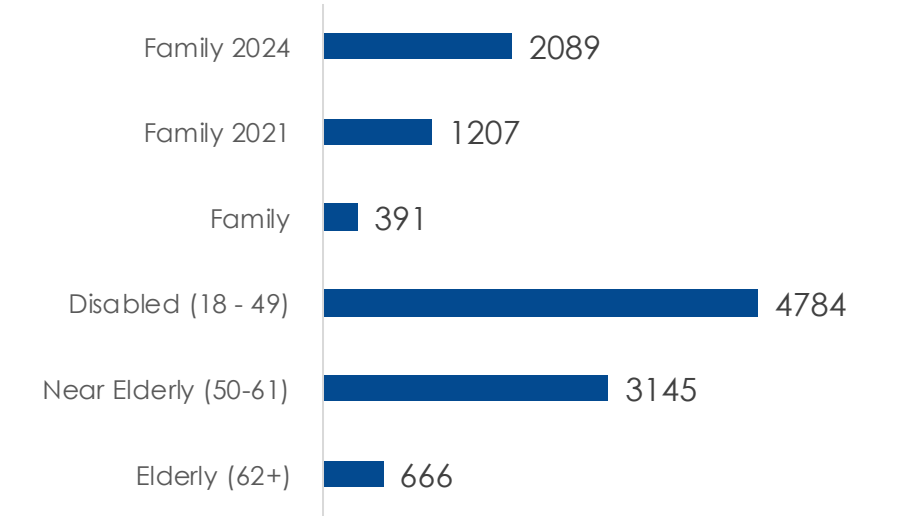
**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

Public Housing Programs



Reason for Vacating Unit	Count
Death	7
Other	4
Found Alternative Housing	3
Moving in with or closer to Family	3
Moving Out of Town	3
Dislike Unit	2
Evicted - Criminal Acts	2
Evicted - Non Payment	2
Evicted - Other	1
Left Country	1

Applicants on Waiting List

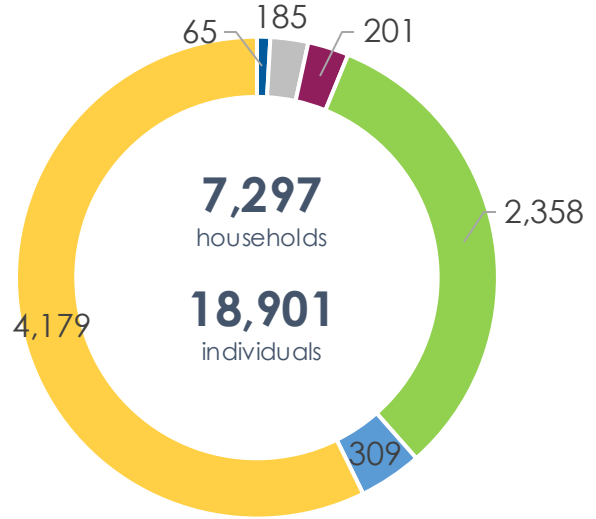


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	88	100%	0
Urgent: 1 Day	795	88%	0
After Hours Non-Emergency: 2 Days	0	NA	NA
Important: 3 Days	1243	74%	2
Routine: 10 Days	584	86%	5
Non-Routine: 20 Days	72	92%	10
Pest Control	686	100%	24

Housing Choice Voucher Programs

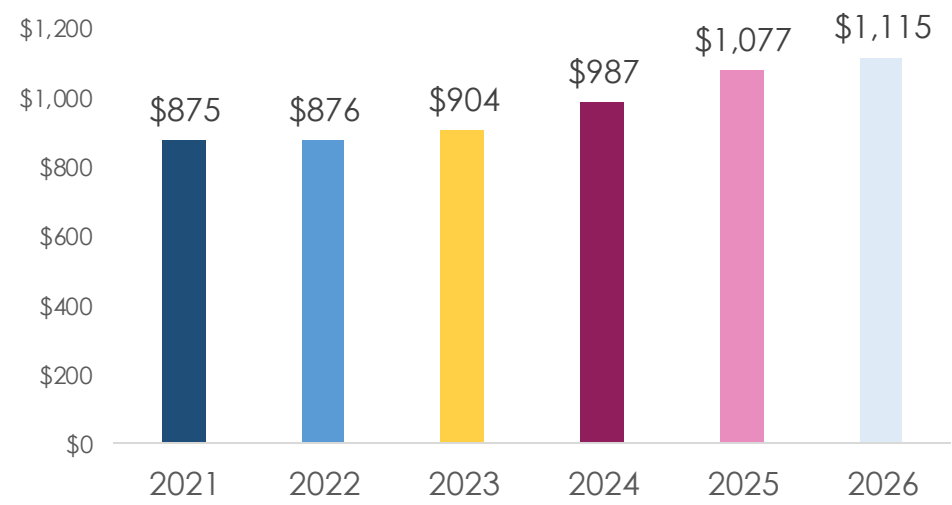


People Served by Program*

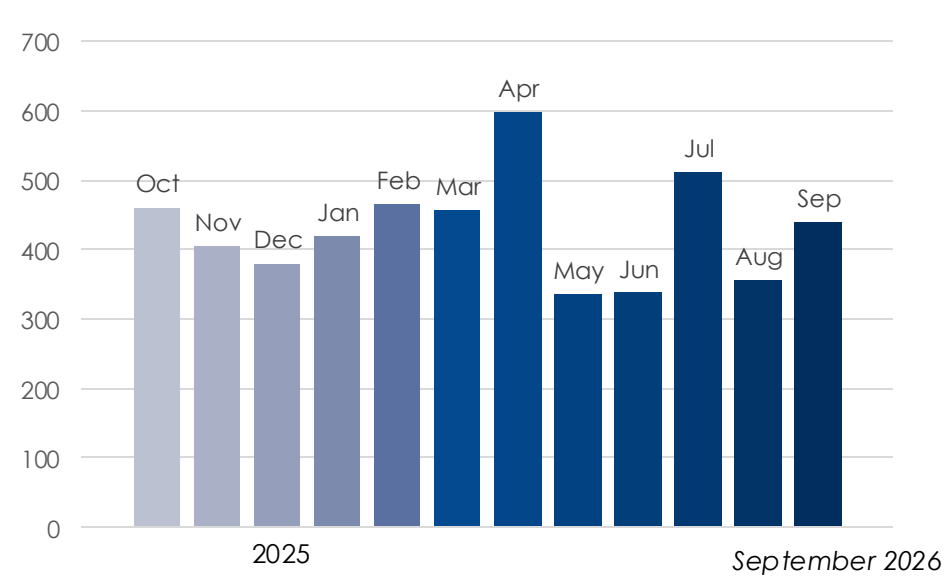


- Sponsor-Based
- Stable Homes Stable Schools
- Mod Rehab
- Project-Based
- FUP and VASH
- Tenant-Based

Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted



Applicants on Waiting List



Family Unification Program and Veterans Affairs Supportive Housing

*Including port-ins and port-outs

Major Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
Cedars Mid-rises	Main electrical switch gear & generator replacement	Under contract; POHP due diligence
Horn Towers/314 Hennepin/Fifth Aves	Apt electrical panel replacement	Under contract – start TBD; seeking BABA waivers
1710 Plymouth Ave N	Exterior façade restoration, lower roof replacement	Planning/under contract
630 Cedar Ave S	Exterior façade restoration	Planning
1015 4 th Ave N	Envelope/window repairs	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
Scattered Sites – Five Sites	Redevelopment/densification of five sites to create 25 new family units	Project suspended
Snellings (3755 Snelling & 3205 E 37 th St)	Conversion & comprehensive rehab	Planning
Glendale Townhomes	Conversion & redevelopment – replace existing 184 units & add 100 new units	Announced project direction in June; ongoing resident engagement & site due diligence; overall timing TBD

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 60+ homes, deep turns at 20+ homes, radon testing & mitigation (as needed) across portfolio	Exterior homes & radon mitigation complete; turns ongoing
800 5 th /1717 Wash/2533 1st	Main electrical switch gear & generator replacement	Work resumed Aug/Sept
630 Cedar Avenue South	Electrical systems replacements	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 3 rd , Hiawatha Towers	Roof replacement	Complete/Underway
1900 3 rd St NE	Roof replacement, exterior façade restoration	Substantially complete
1707 3 rd Ave	Roof replacement	Substantially complete
350 Van White Memorial Blvd	Boiler replacement	Underway
315 Lowry Ave N	Exterior façade restoration	Underway
315 Lowry Ave N	Main electrical switch gear & generator replacement	Underway

Development Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
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 complete; deep turns ongoing**
- **Deep turns ongoing; 39 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 substantially complete; advancing RAD conversion of 15 Restore-Rebuild units**

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 26' – Jan '27

Apr '27

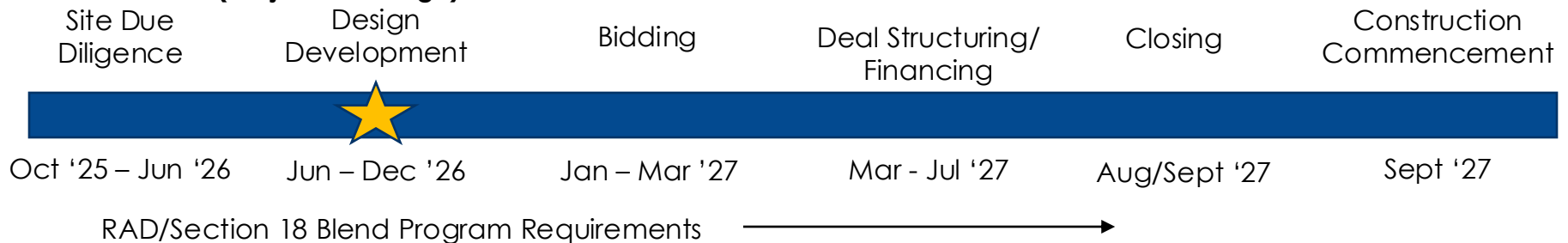


Snellings Conversion & Preservation



- 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; BABA waivers submitted**

Timeline (subject to change)



Public Housing Tax Levy – 2024



Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. Funds fully committed at financial closing 7/10/25. Construction underway; November 2026 completion.	\$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 18 th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	\$700,000	\$700,000
Highrise Elevator Modernization – 1314 44 th Avenue North	Comprehensive elevator modernization at an elderly-designated building housing over 200 residents. Construction complete.	\$550,000	\$550,000

Receipt of levy proceeds expected in two installments – mid-year and year-end 2024.

*Revised/reduced to reflect actual collection amount.

Public Housing Tax Levy – 2025



Project	Description	Levy Budget	Funds Expended
Highrise Preservation & New Unit Production – 809/828 Spring St NE	Preservation of two high-rises that house over 220 residents. Scope of work includes full building renovation, systems replacement including in-unit air conditioning and fresh air ventilation, enhanced resident amenities and additional community spaces, and the construction of 15 new, disabled-accessible units in adjacent 4-story building addition. Funds fully committed at financial closing 7/10/25. Construction underway; November 2026 completion	\$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. Project suspended in August 2026.	\$1,000,000	\$21,000
Heritage Park	Stabilization of a 440-mixed income community in near-north Minneapolis. Near-term investments will support operating shortfalls, relocation/transfer assistance, and the advancement of HUD conversion tools to bring additional subsidy to the site.	\$958,190	\$56,000
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	\$12,700
Highrise Elevator Modernization – 350 Van White Mem Blvd	Comprehensive elevator modernization at an elderly-designated building. Construction complete.	\$406,910	\$406,910
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.	\$1,093,090	\$890,665

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

September 2026

Community Update

Prepared for the MPHA Board of Commissioners



October 2026 Community Update

Table of Contents

Agency Press Releases/Blog Posts.....	2
Pathways to Success Features 2nd Generation Participant.....	2
MPHA to Open Housing Voucher Waitlist in October	4
Media Clips.....	7
With Heritage Park’s future uncertain, residents begin a slow move-out (North News).....	7
A mother worries about her children breathing in mold. ‘We have to go’ (North News)	9
While Minneapolis debates 2027 budget, it should ask what each public dollar leaves behind (MinnPost)	11
MPHA to open Bring it Home vouchers portal (Finance & Commerce)	13
Minneapolis expects to fund up to 700 rental vouchers. Here’s how to enter the waitlist lottery (Sahan Journal)	14
New state-funded housing voucher waitlist opens for Minneapolis families (KSTP).....	16
Minneapolis opens applications for housing vouchers for the first time since 2019 (MPR News).....	18
Minneapolis kicks off emergency relocation of residents at troubled Heritage Park apartments (KSTP)	22
Rising Young Professionals honorees announced (Finance & Commerce)	24

Agency Press Releases/Blog Posts

Pathways to Success Features 2nd Generation Participant

September 28, 2026

Since 2023, the Pathways to Success program has helped connect MPHA family housing residents with career and personal development resources. In partnership with Twin Cities R!SE (TCR), the program aims to help MPHA family housing residents gain meaningful employment and/or advance in their career. And while the partnership is three years old, the program's most recent cohort of MPHA residents featured a new milestone—its first second generation TCR participant, Dena Broughton.

Living in Coon Rapids with her two kids, Dena watched the cost of her apartment's rent rise in recent years. As the growing rent started to place a strain on her family's budget, Dena applied for MPHA's public housing and housing choice voucher waitlists. While her family endured the rent burden for years, Dena's name finally reached the top of MPHA's family housing waitlist in late 2025. And in January 2026, Dena and her two kids moved into the [Glendale Townhomes](#).

After getting settled into her new home, MPHA staff reached out to Dena to share more about the Pathways to Success program (MPHA staff provide information to new families about the voluntary program following a family's first month living with MPHA). When Dena received information about the program, she already had an example of the power of TCR's training: it was the same organization that trained her mom, Dalerice, and helped launch her career at MPHA nearly five years prior.

Dena thought the training would be worthwhile but didn't think the timing was right when MPHA staff first reached out. She was working as personal care assistant for her daughter with autism and meeting her daughter's needs while raising two kids proved too stressful to try to balance a career training program. But as the summer went on, and her daughter started the school year, Dena was able to recruit her mother to help with some childcare so she could attend the TCR training.

"It changed me," said Dena Broughton, Minneapolis Public Housing Authority resident and Twin Cities R!SE participant. "I'm blessed to have had this opportunity."

Dena gained a lot from the training. She says the most important part was the emotional intelligence training. It pulled her out of her comfort zone, helped her understand herself, and has improved her relationships with others.

"The coach, teachers, and the other students motivated me," said Dena Broughton. "They made me stick with it."

For Dena's mother, Dalerice, seeing her daughter complete the TCR training is a full-circle moment. Four and a half years ago, Dalerice completed the same training, helping launch her own career with MPHA.

"I'm so proud of her," said Dalerice Lewis, MPHA Building and Grounds Specialist and Twin Cities R!SE participant. "I had been trying to convince her to do the program for a while. So, I am so happy to see her do this for herself now."

Prior to completing the TCR training, Dalerice was working for a cleaning company that MPHA would periodically contract with for deep cleaning projects. In that role, Dalerice did not have the room to progress her career like she wanted. When she learned about TCR, it seemed like a perfect opportunity to grow her skills and to help find a new position. It was the TCR program that helped Dalerice get hired at MPHA as a building and grounds specialist at the [Spring Manor buildings](#) in Northeast.

Now, both Dena and Dalerice have completed the eight-week empowerment and career training and are part of the TCR community. Dena is taking full advantage of TCR's Career Club for continued coaching and resource support. With her skills gained caring for her daughter, Dena is hoping to find remote work in the healthcare industry.

###

MPHA to Open Housing Voucher Waitlist in October

October 1, 2026

On October 13, 14, and 15, MPHA will open its waitlist for the new state-funded housing voucher program, Bring it Home (BIH), for the first time. Modeled after the federal Housing Choice Voucher program, Minnesota Housing's BIH program provides rental assistance to low-income Minnesota families. The agency anticipates adding as many as 1,500 households to the BIH waitlist during the three-day application window. This will be the first time MPHA has accepted public applications for any tenant-based housing assistance voucher since 2019.

"MPHA is excited to be opening its waitlist for the state-funded Bring it Home rental assistance program for the first time," **said Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority.** "This new program will help hundreds of low-income families this year and thousands more in the future afford a safe, stable, affordable place to call home in Minneapolis. Bring it Home is helping thousands of families across Minnesota access affordable housing, and I thank the state leaders who championed this bold program."

Last year, Minnesota Housing awarded MPHA a two-year, \$21 million grant to administer BIH in Minneapolis. The \$21 million award is estimated to fund the equivalent of 600-700 federal vouchers, which MPHA plans to use for both project- and tenant-based programs. Minnesota Housing and MPHA finalized the necessary funding agreement earlier this year, enabling MPHA [to begin administering BIH this past summer.](#)

Minnesota Housing's BIH program is modeled after the federal Housing Choice Voucher program. In the federal program, housing authorities provide low-income households with a rental assistance voucher so they can rent a qualifying home from participating property owners. The household typically pays 30 percent of its income toward rent, and the voucher pays the remainder of the monthly rent costs up to an amount established by MPHA based on data collected and shared by the U.S. Department of Housing and Urban Development (HUD). Currently, [MPHA administers nearly 7,500 Housing Choice Vouchers,](#) benefiting more than 18,500 people.

Housing Choice Vouchers are also often a steppingstone towards upward economic mobility for participants. When participants enter MPHA's program, more than 90 percent enter at or below 30 percent AMI. But for the current heads of household that are of working age and eligible to work, 55 percent have increased their earned income since entering MPHA's Housing Choice Voucher program, earning on average an additional \$9,665 per year. Of the 55 percent of households that increased their earned income, 35 percent entered the program with earned income and have since increased it, whereas 20 percent came into the program with no earned income and now earn an income.

The new BIH program will operate similarly, with local housing authorities administering the program to provide rental assistance for low-income Minnesota families (household income of 50 percent Area Median Income (AMI) or below) that are currently cost-burdened by their housing costs (defined as paying more than 30 percent of their household income towards rent).

In August, MPHA began offering BIH vouchers to households on its existing federal Housing Choice Voucher waitlists. At the time, there were 337 households on MPHA's federal waitlist and 249

households on the agency's Right to Move/Choice Mobility waitlist, a separate waitlist maintained for households that have lived in a Project-Based Voucher (PBV) unit for at least one year and have expressed interest in a tenant-based voucher. Agency staff continue to work with those on the federal waitlist to ensure every interested and eligible household has an opportunity to receive a BIH voucher.

Because of different program eligibility requirements between the state and federal programs, not every household on MPHA's federal waiting list was eligible for BIH. The BIH program requires applicants to be living in Minnesota, be rent burdened (more than 30 percent of household income goes to rent), and not currently served by a Section 8-funded program. Additionally, participants in MPHA's BIH program are restricted to living in Minneapolis, whereas the federal voucher program provides greater geographic flexibilities after the first year of use.

Of the BIH-eligible families on MPHA's federal waitlist, some families were not interested in being restricted to only living in Minneapolis, so they declined being considered for a BIH voucher. Households retained their spot on the federal waitlist(s) regardless of their eligibility or enrollment in BIH.

Following this work, MPHA estimates having enough state funding remaining to issue 300-350 new BIH tenant-based housing vouchers. On October 13, 14, and 15, MPHA will begin accepting applications from the public for these new BIH vouchers, adding as many as 1,500 households to the BIH waitlist during the three-day application window. Once the application period closes, MPHA staff will place eligible applicants on the BIH waitlist. The order will prioritize households with children under 18 years old and households at or below 30 percent AMI. Applicants will be notified of their waitlist status via RentCafe by November 1, 2026.

How to Apply*

To apply to be added to MPHA's BIH waitlist, interested households must visit MPHA's online portal at portal.mphaonline.org and apply starting at 12am (midnight) on Tuesday, October 13, 2026. The waiting list will close for new applications at 11:59pm on Thursday, October 15, 2026.

To be eligible for the BIH program, applicants must live in Minnesota, pay more than 30 percent of their household income towards rent, and not currently be served by a federally funded Section 8 program. Additionally, applicants must be willing to live in Minneapolis, as MPHA's BIH vouchers cannot be used elsewhere.

It is important to note that applying to the agency's BIH waiting list during the open period does not guarantee the applicant a spot. Rather, it enters their application into a lottery for a chance to be added to the waiting list. There is no advantage to applying early. Households with children under 18 years old and households at or below 30 percent AMI will be prioritized when setting waitlist order.

Applicants needing assistance completing the application or applicants who need a reasonable accommodation, free language assistance, or who require the information in an alternative format, are encouraged to submit a request in advance of the waitlist opening via email at bih@mplspha.org or phone at 612-342-1480. The application can be translated using the built-in Google Translate feature. Any requests for special accommodation must be received by no later than 12pm on Tuesday, October 13, 2026.

To ensure a smooth application process, MPHA encourages interested households to set up their account in RentCafe before October 13. To do so:

1. Visit this link: <https://portal.mphaonline.org/>
2. Click “Applicant Login”
3. Click “Click here to register”
4. Select “I do NOT have a registration code”

NOTE: The Bring It Home waitlist will not be available to apply until 12am (midnight) on Tuesday, October 13, 2026. The waiting list will close for new applications at 11:59pm on Thursday, October 15, 2026.

###

*This BIH waiting list is distinct from the federally funded Housing Choice Voucher waitlist. The federally funded Housing Choice Voucher waitlist is not currently open for applications.

###

Media Clips

With Heritage Park's future uncertain, residents begin a slow move-out (North News)

By David Pierini
September 27, 2026

When Candy Bakion moved to Heritage Park 20 years ago, she said it felt like the “Beverly Hills of North Minneapolis.”

Her building was a warm cream color with green trim, and the apartment was spacious enough to raise kids and later grandkids. It was stylish, with all-new amenities, including her own washer and dryer. She had her own garage and plenty of storage.

Last November, she was the only tenant remaining in her building, except for squatters in abandoned apartments. One day, after her son counted 10 mice caught in glue traps, Bakion and her son fled with only a change of clothes. They left behind their possessions, including photos, clothes, books and furniture. She said everything was covered in mold.

Residents of her longtime community were still waiting in September to receive financial assistance for moving as City officials, trusted Northside leaders and new management worked on relocation efforts and began to figure out if the decrepit Heritage Park buildings are worth salvaging.

The Minneapolis City Council, pressed by Ward 5 Councilwoman Pearl Warren, allocated \$2.5 million in July to assist Heritage Park residents with moving costs. The City didn't finalize details until mid-September, signing a contract with North Point Health and Wellness Center to oversee the funds.

NorthPoint staff began meeting with some residents on Sept. 16 at the Heritage Park leasing office. The City funds, meant to help with costs for new apartments for up to a year, are available to 83 individuals and families without a public housing unit at Heritage Park. Help for another 129 households covered by the Minneapolis Public Housing Authority remains unresolved.

Heritage Park was once considered the future of affordable housing. But a change in management over the last 25 years led to neglect, including mold and rodents. Outside staircases were near collapse and there were long waits to get furnaces and air conditioners fixed.

To make matters worse, inspections ceased for six years because the City and the MPHA were confused over which entity had authority. Once inspections resumed last year, city inspectors recorded more than 900 violations.

A private developer, McCormack Baron Salazar, owned and operated Heritage Park until December, when the housing complex went into receivership. MPHA owns the land but does not own any of the units.

“I was sick all the time, and we had to get out,” Bakion said. “The funny thing is I miss my apartment. I

miss the amenities and how things were when I first moved there.”

Community leaders say conditions are dangerous and merit a complete exodus by the end of the year.

A report from Insight Restoration, hired by the receiver of Heritage Park, Certis LLC, to inspect the properties, indicated 160 of 209 units “present conditions that may necessitate” demolition.

These buildings have “severe deterioration, water intrusion and prolonged moisture and deferred maintenance.” There was also cosmetic maintenance to “conceal widespread moisture-related deterioration” with two or more layers of vinyl flooring covering earlier surfaces. The report was filed Aug. 31 in Hennepin County District Court, which requires the receiver to submit updates.

Thomas Berry, vice president of the Minneapolis NAACP, and Kenya McKnight, CEO of ZaRah Integrated Root Center, have co-led weekly meetings with residents to keep them apprised of their rights, encourage them to document health impacts and provide information on finding new housing.

Berry has told residents to leave most of their possessions behind because landlords don’t want to risk mold entering their buildings.

“I want to be clear so that you all understand why everybody needs to leave, ideally by December 1,” McKnight-Ahad said at a gathering of residents on Sept. 15. “So, we have to keep fighting.”

A voice rang out, “We’ll all be dead before we win.”

McKnight assured, “We will not be dead, but we’re gonna fight.”

McKnight reminded residents that their advocacy has brought attention and resources to their plight. Several have regularly attended government meetings to raise awareness about the condition under which they live.

At a Sept. 9, City Board of Estimate and Taxation (BET) meeting, residents criticized a Public Housing Authority plan to funnel money to repairs at Heritage Park and temporary hotel stays during construction.

In sharing their living conditions, residents asked the board to reject MPHA’s proposal to use any money to repair buildings and instead use it to help people.

Many of the residents who spoke directed their comments to Mayor Jacob Frey, who sits on the BET.

“You came to my church, you gave your word that it’s not about the buildings, it’s about the people, and we’re the people of Heritage Park,” Bessie Rogers said. “Everybody up there (on the board) is sitting comfortable. We’re not comfortable. It’s time for us to get up out of there.”

###

A mother worries about her children breathing in mold. ‘We have to go’ (North News)

By David Pierini

September 27, 2026

Keandra Guilmant strode to the podium, a baby in her left arm with her right free so she could point a finger at Minneapolis Mayor Jacob Frey.

The City vowed to relocate residents from their moldy, rodent-infested apartments and townhomes at Heritage Park, once considered the shining future of public housing.

But that was nearly two months ago, and Guilmant, whose children have asthma, is tired of waiting.

She was given two minutes to speak at the Sept. 10 Board of Estimate and Taxation meeting. She took just one.

“I came to speak directly to the mayor,” said Guilmant, one of a handful of Heritage Park residents who demanded that night to know when funds would flow to help them move. “Mayor Frey, you showed up to our meeting. It seemed like you really cared, made a lot of promises, yet we’re still living in this situation.

“We have to go. You promised us we was gone. Do something. You could do the Dougie. Move us.”

Guilmant’s reference to a video of Frey’s dance move at the recent Minnesota Black State Fair was quickly juxtaposed with her meeting comments on an Instagram channel called The Neighborhood Talk. It has received close to 10,000 views.

On July 15, the City Council unanimously approved \$2.5 million to help relocate some 700 residents. The Minneapolis Public Housing Authority has also agreed to fund relocations, or temporary hotel stays while units are repaired.

City and public housing officials were still working out the details of how to move so many residents, but Guilmant hopes to learn soon whether she can get assistance with a security deposit for another apartment.

“It’s not an emergency to the City; they don’t have to live with these conditions,” she said.

“Unfortunately, I don’t have the money to just up and move.”

Mold became an issue in Guilmant’s townhome with a leaky toilet, and when a pipe upstairs burst, it flooded the upstairs and trickled down to the first floor. Management provided fans to dry rooms but did not replace flooring and carpet compromised by moisture.

Traces of black mold frame the vents in her Fifth Street North townhome. Greenish, black mold is caked on discarded clothes upstairs.

Guilmant, her husband, Bernand Walker, and 5-month-old Kearrah sleep in the downstairs living room. She keeps the air conditioning set to cold at all hours because she believes it slows mold growth.

Her son, Qavion, 9, receives twice-daily breathing treatments to help quell asthma, but breathing and coughing remain a problem for him.

Guilmant moved her bed and the baby's crib to the living room to distance them from the worst of the mold.

Because her rent subsidy is with Heritage Park, not the public housing authority, she will likely lose the rent break.

"We don't know how long it is going to be," Walker said. "I just picked up a second job, so we eventually have the money to move."

###

While Minneapolis debates 2027 budget, it should ask what each public dollar leaves behind (MinnPost)

By Ryan Vasquez
October 2, 2026

As the Minneapolis City Council reviews the mayor's proposed 2027 budget, much of the debate will focus on what the city can afford to preserve, expand or cut. Those choices will shape residents' safety, stability and quality of life well beyond the next fiscal year.

That is why we should evaluate public investments by more than the service delivered today. We should also ask: After the dollar is spent, what remains?

As executive director of the Minneapolis Highrise Representative Council (MHRC), that question looks different from the lobby of a public housing high-rise than it does from a budget hearing.

Government is organized into departments and budget lines. Residents experience housing, health care, benefits and transportation all at once. Budgets are written vertically, yet lives are lived horizontally.

When those systems fail to connect, someone has to bridge the gap. Sometimes it is a social worker or public employee. Often, it is another resident: the neighbor who explains a notice, the council officer who knows whom to call or the person who notices someone has not come downstairs in several days. Yet there is rarely a metric for the value created when residents learn to navigate those systems and help their neighbors do the same.

Government is good at calculating what a low-income resident receives. It is less practiced at calculating what residents learn, build and carry forward. That is more than an accounting problem. It points to a failure of imagination.

At MHRC, "Project Lookout" offers one example of what I think of as a generative public investment. Project Lookout is a resident-led safety program in Minneapolis Public Housing Authority high-rises. MPHA spends nearly 30 times as much on contracted professional security as it does on Project Lookout. The program works differently because the investment is made directly in a resident-owned effort. Residents help identify concerns and strengthen day-to-day safety while also building relationships, knowledge, confidence and leadership.

Project Lookout does not replace professional security, and it should never become an excuse to provide residents less of it. But it responds to a reality: Security resources are finite, and residents themselves possess knowledge that no contract can purchase.

A resident may join because she is worried about activity in her hallway. In the process, she gets to know more neighbors, learns how to report concerns, builds relationships with staff and security, and begins to see that her observations matter. That may lead to a resident council meeting, another leadership role or involvement in a different community issue.

Over time, she becomes a more active member of the building. Civic engagement often begins with one

issue. The most effective programs intentionally leave behind skills, relationships and confidence that allow residents to become civic catalysts. That is what I mean by a generative public investment: one that addresses an immediate need while leaving people and communities more capable than before.

This is not an argument for government retreat or aggressive return-on-investment analysis for every dollar. Critical public services cannot be replaced. But when resources are scarce, we should ask whether investments also build the trust, knowledge and capacity communities need to solve future problems.

In a year when every dollar is under greater pressure, we should ask more than whether a program delivered the service named in its budget line. We should also ask what that investment helped grow.

Public housing makes this especially visible, but the lesson belongs to Minneapolis as a whole. People are not merely recipients of public investment. They can also be the reason that investment succeeds. That should matter when we decide what to fund and what to cut.

For MHRC and residents of Minneapolis' public high-rises, government becomes real at the apartment door. The mistake is assuming everything of value is standing on the government side of it.

###

MPHA to open Bring it Home vouchers portal (Finance & Commerce)

By Dan Netter

October 7, 2026

The Minneapolis Public Housing Authority is set to open its waitlist for a new voucher program later this month, according to a recent release from agency.

The Bring It Home program, or BIH, will open its waitlist from Tuesday, Oct. 13, and it will close at 11:59 p.m. on Thursday, Oct. 15, per the release. The program is open for low-income Minnesota families and will give them a tenant-based housing assistance voucher that can be used on units owned by participating property owners.

Abdi Warsame, the executive director and CEO of the MPHA, said that program will helps hundreds this year and thousands in the future to afford a home in Minneapolis.

“Bring it Home is helping thousands of families across Minnesota access affordable housing, and I thank the state leaders who championed this bold program,” Warsame said.

Minnesota Housing awarded MPHA a two-year, \$21 million grant for administering the BIH vouchers.

Applicants must be living in Minnesota and be willing to live in Minneapolis, the release said. There is no advantage to applying early, as the application enters the applicant into a lottery for a chance to be added to the waiting list. Households with children and earning 30% of the area median income or lower will be prioritized.

###

Minneapolis expects to fund up to 700 rental vouchers. Here's how to enter the waitlist lottery (Sahan Journal)

By Katrina Pross
October 9, 2026

The Minneapolis Public Housing Authority will soon open up a waitlist for a new state-funded housing voucher program that will provide millions of dollars in rental assistance.

The Minnesota Legislature established the program, called Bring It Home, in 2023, which is funded by state appropriations and a metro sales tax. A total of \$123 million in funding will be distributed by 50 local and regional agencies across the state over two years. The MPHA will award \$21 million of that funding to Minneapolis residents as part of the program. Residents can apply to be on the MPHA's waitlist between Oct. 13-15.

Bring It Home is modeled after the federal Housing Choice Voucher Program, also known as Section 8. Participants receive a voucher that they provide to their landlord. The tenant pays 30% of their income toward rent, and the voucher pays the remaining monthly costs.

"We're excited that the state is stepping up and is going to help take families that are struggling with their housing and put a roof over their heads," said Abdi Warsame, executive director of the MPHA. The MPHA has been working through its Section 8 waitlist since 2019. The agency currently administers about 7,500 Section 8 vouchers that support more than 18,500 people. Warsame said the state program will help shrink the agency's waitlist for the federal program. In August, there were more than 500 households waiting for a federal tenant-based voucher across two waitlists. The MPHA offered state-funded vouchers to those already on the federal waitlist, and some have vouchers in hand and are looking for housing.

The agency estimates that it will be able to fund 600 to 700 vouchers under the state program. After offering vouchers to households already on the federal waitlist, MPHA estimates that they will have 300 to 350 remaining vouchers to distribute.

Warsame said opportunities to apply for programs like these don't happen often. This opening marks the first time the public can apply for any tenant-based housing voucher through the MPHA since 2019.

The Section 8 voucher program is highly sought after, Warsame said, as it gives tenants more choice into where they want to live.

"It's a product that works," he said. "It does give you choice. You can move about, shop around."

There are some eligibility differences between the federal and state programs. Those participating in the state program via the MPHA must live in Minneapolis. The federal program has more flexibility in geographic location after the first year.

Warsame said the country is facing a housing and affordability crisis, and programs like these are especially needed now. While the Bring It Home program is expected to help hundreds of families in Minneapolis, it won't address the whole need, he said.

“It is a step in the right direction, but we do need a lot more funding and a lot more support to make sure that we address the housing crisis in our city, in our region,” he said.

Who is eligible?

To qualify for the state program, applicants must meet the following criteria:

- Currently living in Minnesota
- Be rent burdened, or paying more than 30% of household income toward rent.
- Have a household income of 50% or below the Area Median Income
- Not currently participating in a Section 8-funded program
- Willing to live in Minneapolis

How to apply

The waitlist will be open from Tuesday, Oct. 13, at midnight until 11:59 p.m. on Thursday, Oct. 15. The MPHA says it does not matter what time applicants submit their application in that window. Eligible applicants will be placed on the waitlist through a lottery system. Families with children will be prioritized. The agency anticipates it will add as many as 1,500 households on the list. Applicants will be notified of their waitlist status by Nov. 1.

Residents can apply on the MPHA portal. The agency recommends applicants set up an account before the waitlist opening. More information on the waitlist opening can be found [here](#).

###

New state-funded housing voucher waitlist opens for Minneapolis families (KSTP)

By KaMaria Braye
October 13, 2026

Minneapolis families struggling to afford rent can now apply for a chance to receive assistance through a new state-funded housing voucher program.

The Minneapolis Public Housing Authority, or MPHA, opened its waitlist Tuesday for the state's Bring It Home program, a rental assistance initiative modeled after the federal Housing Choice Voucher, or Section 8, program.

According to MPHA, more than 500 people had already applied on the first day applications became available. The waitlist remains open through Oct. 15.

The application period marks the first time since 2019 that MPHA has opened a public housing voucher waitlist.

Abdi Warsame, MPHA's executive director and CEO, said limited funding kept the agency from opening the list sooner.

The program comes as many Minnesotans continue struggling to find and afford stable housing.

"It just feels like you're stuck because you have to go from here to there to stay," said Stephanie Hopson, who said she has experienced housing instability while searching for assistance.

Hopson described the housing search as difficult.

"Housing is terrible," Hopson said. "It's very bad."

Warsame said rising costs continue to create challenges for families across the city.

"It's livability, it's affordability, it's the cost of living," Warsame said.

MPHA received a two-year, \$21 million state grant to administer the Bring It Home Program in Minneapolis. The agency estimates the grant could support the equivalent of 600 to 800 vouchers over the life of the program.

Officials said the vouchers work similarly to the federal Section 8 program. Households generally pay about 30% of their income toward rent, while the voucher covers the remaining eligible housing costs.

"At a time when our city and region face an affordable housing crisis, this new program is going to take the burden off countless households," Warsame said.

Before opening applications to the public, MPHA first offered Bring It Home vouchers to households already on existing federal waiting lists. After working through those applicants, the agency estimated it

still had funding available for about 300 to 350 new tenant-based vouchers.

Applying for the program does not guarantee a voucher.

Instead, applicants are entering a lottery for a chance to be added to the waitlist. MPHA estimates as many as 1,500 households could ultimately be added to that list.

Warsame said the demand highlights the need for additional investment in housing assistance programs.

“We do need more help, and we do need more support from our state and our county and our city and our federal government,” Warsame said.

He shared who will be prioritized on the waitlist.

“The priority will be families with households of children under the age of 18, and that they have to be at or below 30% area median income,” Warsame said.

Applicants must live in Minnesota, pay more than 30% of their household income toward rent and not currently receive federal Section 8 assistance. The vouchers can only be used in Minneapolis.

Warsame said the program is intended to do more than help pay rent.

“I mean, it means a lot. I mean, just if you look at children, right, for example, the number one indicator of graduating from high school is having a roof over your head,” Warsame said. “Not the school that you went to, not how wonderful your teachers are, not how wonderful your parents are, but having a roof over your head is the number one indicator for success just to graduate from school.”

Applicants selected for the waitlist will be notified through MPHA’s RentCafe portal by Nov. 1.

###

Minneapolis opens applications for housing vouchers for the first time since 2019 (MPR News)

By Nina Moini and Alanna Elder
October 13, 2026

Minneapolis households that are struggling to afford rent may have a new option.

Tuesday through Thursday, the city's public housing agency is taking applications for its housing voucher waitlist for the first time since 2019. Back then, applicants were aiming for the federal program known as Section 8, where tenants pay 30 percent of their income in rent and the government covers the rest. Eligible tenants can now receive similar help from the state.

The Minnesota Legislature approved a new program in 2023 with funding from the state government as well as a sales tax in the Twin Cities metro area. In 2025, the state awarded grants to 49 agencies that are now rolling out the program across Minnesota.

A spokesperson for the Minnesota Housing Finance Agency told MPR News 400 households statewide have rented a home using these vouchers so far. St. Cloud's Housing and Redevelopment Authority became the first to launch when it began accepting applications in January.

The Minneapolis Public Housing Authority administers the program in the state's largest city. It started its rollout by offering state-funded vouchers to more than 500 eligible households who were already on the federal waitlist. This week, Oct. 13 to 15, it's taking applications from the wider public.

The agency has received \$21 million for the program and estimates the funding will support rental assistance for 600-700 households. That includes people who have been on the federal waitlist as well as new applicants. Executive Director Abdi Warsame joined MPR News host Nina Moini with more information.

NINA MOINI: Minneapolis households that are struggling to afford rent may have a new option. Today through Thursday, the city's public housing agency is taking applications for housing vouchers for the first time since 2019. It's part of a new statewide program by the legislature that was created in 2023, with funding from the state government, as well as a sales tax in the Twin Cities Metro. Joining me now with more information is Minneapolis Public Housing Authority's Executive Director, Abdi Warsame. Thanks so much for being with us, Abdi.

ABDI WARSAME: Thank you for having me.

NINA MOINI: People may be familiar with Section 8, a federal housing voucher program where tenants pay 30% of their income in rent, and then the government covers the rest. Can you tell us a little bit about how this new program in Minnesota is similar or different?

ABDI WARSAME: I mean, it's very similar. The new program, the state vouchers, is modeled on the Section 8 federal program. And at a time when our city and our region is facing an affordable housing crisis, this new program will ease the burden for hundreds of low-income households. So this will be transformative. And it aims to pay 70% of the rent, while the households cover 30%.

There's a little bit of a difference, one that you have to live in Minnesota to apply for this new program, and you have to live in the city of Minneapolis to use our vouchers. So there's a little bit of different sorts of mobility, but it basically is mimicking and modeling on the success of the federal program.

NINA MOINI: Let's talk about the need. Across the country, people often wait a few years for vouchers. How has it been here in Minneapolis? I mentioned at the top there, it's taking applications for the first time since 2019.

ABDI WARSAME: It is a huge need, especially for the Section 8 voucher program. The last time we opened our Section 8 voucher program was 2019, and we still have about 500 households on that program. And what we did at MPHA is we actually offered those 500 households the new state vouchers. They had the first right of refusal. And now we're opening it up to the public. We're very excited about it. And really want to thank the state leaders involved in establishing the Bring It Home program because it is a worthwhile program, and it is a step in the right direction.

NINA MOINI: Once someone does get on a waitlist, what needs to happen for them to receive that voucher and get into housing in Minneapolis? Do you have a sense for the time frame there, because you wonder where people are living in the meantime?

ABDI WARSAME: I mean, we go through the waitlist. The demand is much more than the actual. For example, right now, we estimate that we're going to have about 1,500 new households on the state voucher program. And we can only serve about 600 to 800 households. So the need is always greater than what's available to households. But the only thing we can do is we work with families. We try to update that waiting list over time. And when there's opportunities open up, we give those vouchers to those families.

NINA MOINI: We've heard that it can be difficult to find landlords who will accept vouchers. Minneapolis does have an ordinance blocking property owners from rejecting tenants based on public assistance. But where can people use these vouchers? Are there limitations?

ABDI WARSAME: I mean, there is a lack of production. So we don't have a lot of deeply affordable units across our city. So we need more. And that's a challenge. So this program will have both tenants-based. So you can go and find a landlord, but we also try to do project-based voucher program as well, so where the voucher will live with the unit and not with the resident. But the challenge is there. The challenge is the production of units, making sure that we continue as a city and as a region to add more units, more deeply affordable units, so more families can be housed.

NINA MOINI: What do you tell folks about the general situation, about housing right now within the city of Minneapolis? We know there have been issues with homelessness, like there have been in many large cities. You mentioned a lack of really deeply affordable housing. We know that in the last year, some people had to stop working during the height of Operation Metro Surge. Some people's incomes were impacted that way. What's your overall sense through your work with the public housing authority?

ABDI WARSAME: I mean, we are facing a crisis. I'm not going to sugarcoat it. There is a affordable housing crisis in our city. There's a homelessness crisis in our city and in our region and in our country. And affordability is the biggest issue right now across the country. It is hard for families to afford their

groceries, and it's hard for them to pay their rent.

And what we're dealing with is the most vulnerable members of our society-- folks that are at or below 30% area median income. And this project, this Bring It Home project, actually addresses that. It prioritizes families with small children, families that are struggling, that want to find their feet and want to have a roof over their heads.

But yeah, just like you said, it is a crisis. It is a challenge, and we need more support. And I'm thankful to the state legislators and the state leaders for bringing this, because this is the first time our state is actually issuing state vouchers, which is not unique. Other states have done that before. There are cities that have their own vouchers. So we are very much thankful. Like I said before, it's a step in the right direction, but more needs to be done.

NINA MOINI: You were talking a little bit about prioritizing families and folks with small children. Can you talk a little bit more about how you decide who does get a voucher?

ABDI WARSAME: I mean, this is decided by the legislature. So the program is designed for households with children under the age of 18. It is designed for households that are at 30% or below area median income. So very vulnerable families with children are the target group for this program.

NINA MOINI: And you mentioned today through Thursday you're accepting applications from the public. And I don't know if you mentioned, but would you mention how many applications you've received just so far?

ABDI WARSAME: Yeah, we've received 549 since noon. And we have a lot of folks in our office just applying and very excited that we have this opportunity today.

NINA MOINI: Noon today?

ABDI WARSAME: And it's open until-- yeah, until noon, 549 until 12:00 PM today. And they opened at midnight. And it will close at 11:59 PM on Thursday.

NINA MOINI: Got it, got it. So this grant that you receive from the state, I understand, is for \$21 million over two years. How confident are you that you'll continue to receive funding for the program in the future? Sometimes you'll get a big chunk of something, funds for something, a program. But there's no guarantee that that lasts for time to come.

ABDI WARSAME: There is no guarantee for anything, really. But we are assured that this program will be funded in perpetuity. And I do believe just the success that we've had with the Section 8 program, that has never been unfunded. You always had a bipartisan support. Both landlords benefit from it and residents. So I think, hopefully, fingers crossed that this will continue, and we will build on the success of the Bring It Home voucher program.

NINA MOINI: And just lastly, Abdi, I want to make sure that folks listening know where they can go for help to access this program or other programs.

ABDI WARSAME: I mean, they can come on our website. They can come at our headquarters, 1001

Washington North Avenue in Minneapolis. And this program is also available statewide. So it's available at St. Paul and other jurisdictions because it is a statewide program. And like I said, the aim is to help hundreds of families in Minneapolis and thousands in the future and thousands across our state. So it is exciting. And we will notify those successful applicants by November 1.

NINA MOINI: Abdi Warsame, thank you very much for your time.

ABDI WARSAME: Thank you very much.

NINA MOINI: Abdi Warsame is executive director of the Minneapolis Public Housing Authority.

###

Minneapolis kicks off emergency relocation of residents at troubled Heritage Park apartments (KSTP)

By Renée Cooper
October 15, 2026

Minneapolis has begun moving families out of Heritage Park Apartments, as the city's emergency relocation plan moved from planning into action.

Thursday marked the deadline for residents to tell officials they do not feel safe living under the conditions at Heritage Park Apartments and want help moving. City leaders set aside \$2.5 million this summer to cover those moves, beginning this formal relocation process.

With city dollars and money passed through the Minneapolis Public Housing Authority (MPHA), taxpayers have covered another at least \$12.6 million toward repairs at Heritage Park in recent years. Still, video shared with 5 EYEWITNESS NEWS this summer showed some units with mold, mushrooms growing on floors and rain coming in through some windows.

Emergency response

Erik Hansen, director of Minneapolis Community Planning and Economic Development, said earlier concerns that the 440-unit buildings would not be salvageable have eased. He said the city still considers the situation an emergency response, as it did when money was allocated this summer.

"I think we still have to consider this as an emergency because we won't feel like we've gotten out of that until we have a plan for the full renovation of the buildings," said Hansen. "Because then, we know we can return those 400-some units back to the condition that we expect to have at Heritage Park."

The MPHA said it also created a similar process to help move people living in public housing units. People with housing vouchers generally have the right to transfer, but MPHA said it's also putting money toward moving expenses and temporary hotel stays as needed.

Heritage Park is a mixed-income complex and about 202 families live there now, according to Certus Financial, the company appointed by a district court judge as the apartment complex's financial receiver late last year.

Of those families, about 70-75 have told either the city or MPHA they want out of their apartment, according to data provided separately by both entities on Thursday. The city said it has paid for one family's move so far, and MPHA said it has helped transfer nine families.

Next steps

MPHA said it aims to help the rest within 1-3 months of when they filled out a voluntary transfer form. Hansen said the city hopes to move everyone who wants to leave by the end of January.

"That ultimate decision date is today," said Hansen. "We'll start to see people moving afterward, and then it's, I think, at more of a steadier pace. There is housing available in the region, and it comes down to the choices of where that household wants to be."

Hansen said the city expects a clearer number in the coming days after Thursday's deadline passes. So far, he said about a quarter of families able to use city dollars have expressed interest, and the city contracted NorthPoint Health and Wellness to help with the work.

"So after today, we'll see a lot more," said Hansen. "All of the energy will go to finding an appropriate relocation unit for all the households that are on our list."

The \$2.5 million came from the city's affordable housing trust fund, Hansen said. He said any money left over after relocation efforts will go toward immediate renovation needs at the complex.

"Once we find out how much money we need for the relocation purpose, we'll identify how much funding we have to help with the millions of dollars that will be needed for renovating the facility," said Hansen. "So that's where we expect that those funds will flow."

Hansen said he trusts the court-appointed company now overseeing Heritage Park finances, or an eventual new owner, to use the money to help get the work done. He said the city will see that through.

MPHA said it was unavailable to interview for this report.

The city has a dedicated webpage with information related to relocation assistance, including how to fill out the necessary form before the end of day on Thursday.

###

Rising Young Professionals honorees announced (Finance & Commerce)

By Finance & Commerce Staff

October 16, 2026

Finance & Commerce proudly recognizes the 2026 class of Minnesota's Rising Young Professionals. These standout individuals are redefining leadership through hard work, creativity, and a commitment to excellence. Their accomplishments signal a bright future for Minnesota's business community.

A panel of independent judges with business expertise selected this class of 23 honorees from across the business community.

The honorees will be feted along with this year's Minnesota Icon honorees at a Dec. 10 celebration and networking event at Quincy Hall in Minneapolis.

Elena Branca
Newmark

Haley D. Cobb
Winthrop & Weinstine, P.A.

Emily Compaan
MCE (Michaud Cooley Erickson)

Ben Cook
Mortenson

Jake Dansby
Mortenson

Sam Gleason
Cushman & Wakefield

Mackenzie Jones
Mohagen Hansen Architecture | Interiors

Abigail Jorgensen
The Boldt Company

Billy Langer
Northmarq

Nancy Lewer
Saul Ewing LLP

Evan Mattson
Endeavor Development

Joe McCormick
Kraus-Anderson

Grace McGuire
Opus

Sam Menzies
Spark-Y: Youth Action Labs

Erika Mortensen
Lathrop GPM LLP

Mia Peters
RSP Architects

Gracie Plessl
Bellmont Partners

Bella Sawyer
Kraus-Anderson

Claire Schierhorn
Dacotah Bank

Nathan Thompson
Northmarq

Chigozie Ukaga
Minneapolis Public Housing Authority

Amber Vickerman
Cushman & Wakefield

Ben Yoch
Gallagher

###