



Public Housing Rehabilitation

Jennifer Leimaile Ho, Commissioner

January 31, 2023

Mission-Driven Institution

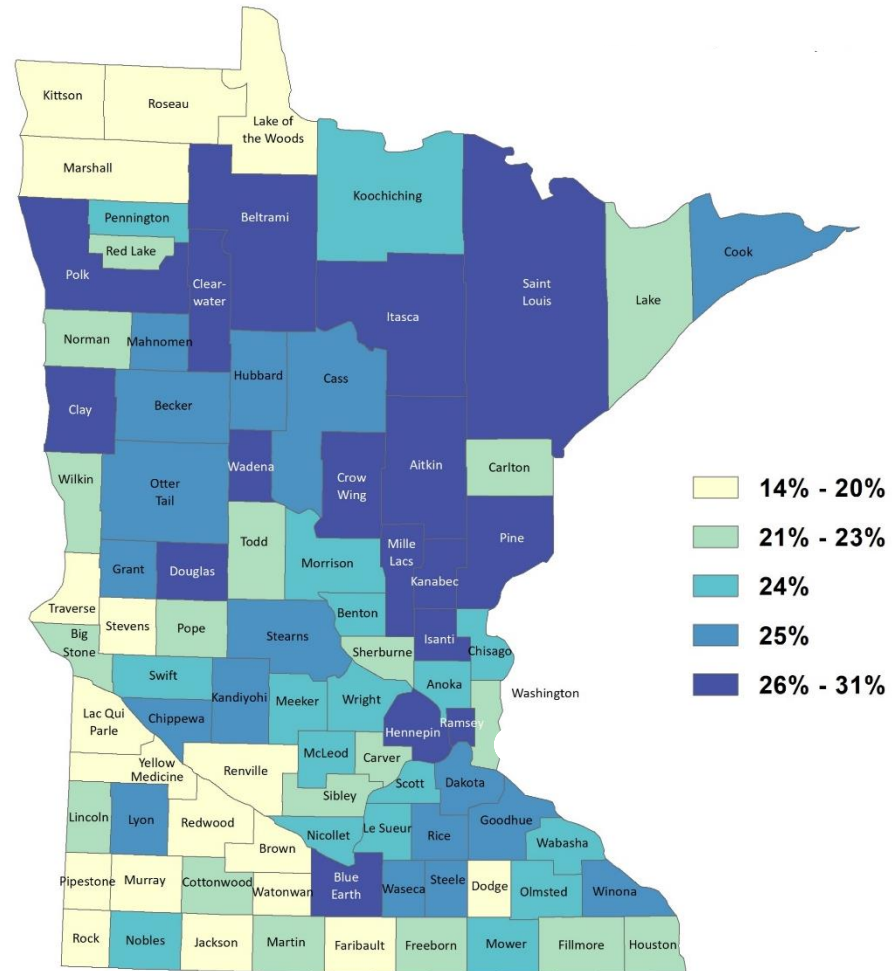
- One of the leading State Housing Finance Agencies for homeownership lending.
- AA+ Bond ratings from Moody's and Standard & Poor's.
- Sound management of financial resources and Agency earnings create additional resources to serve more.
- Partnership with the Legislature is a model for other states and allows us to serve people with the most needs.

Housing Needs: All of Minnesota is Affected

Housing Needs Are Everywhere

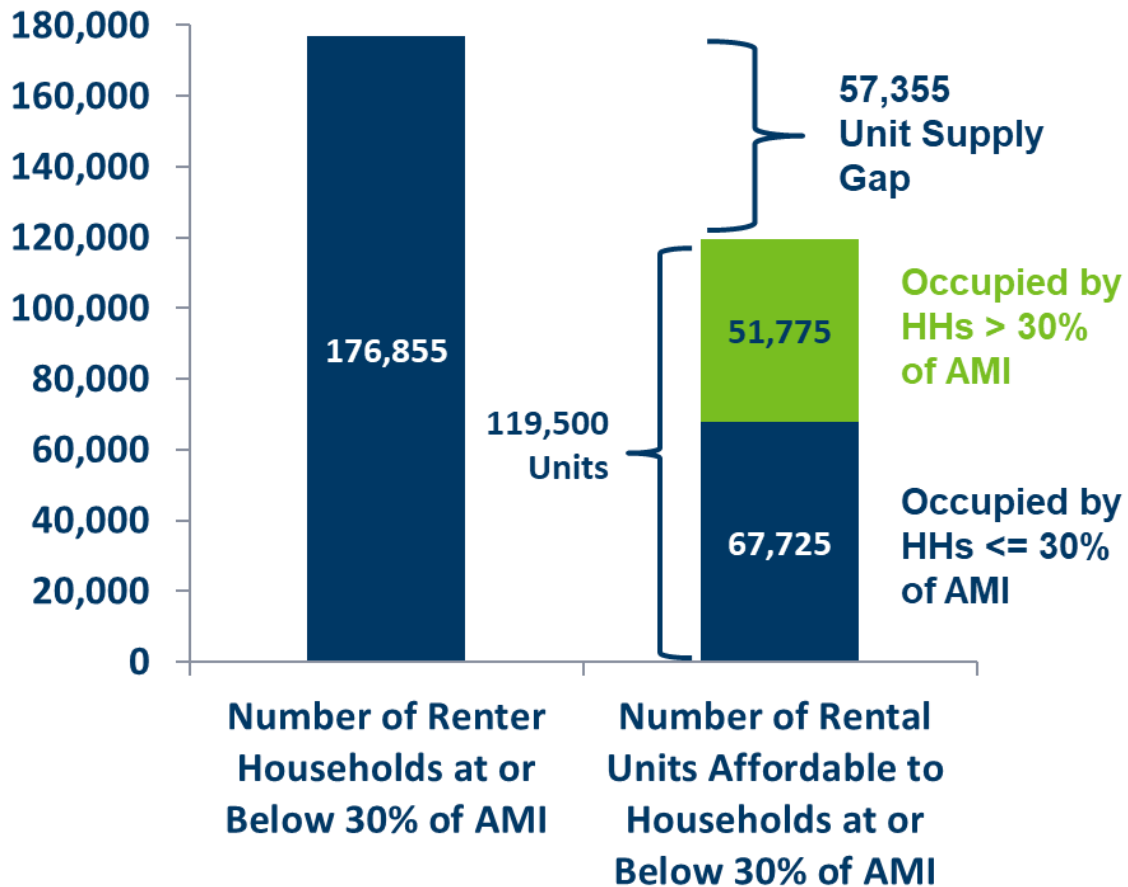
- Cost-burdened households are in every county.
- In most of the state, 1 in 4 households pay 30% or more of their income on housing costs.

Percentage of All Households that are Cost Burdened, 2021



Source: US Census Bureau, American Community Survey 2017-2021.

Massive Gap in Affordable Housing for Extremely Low-Income Renter Households



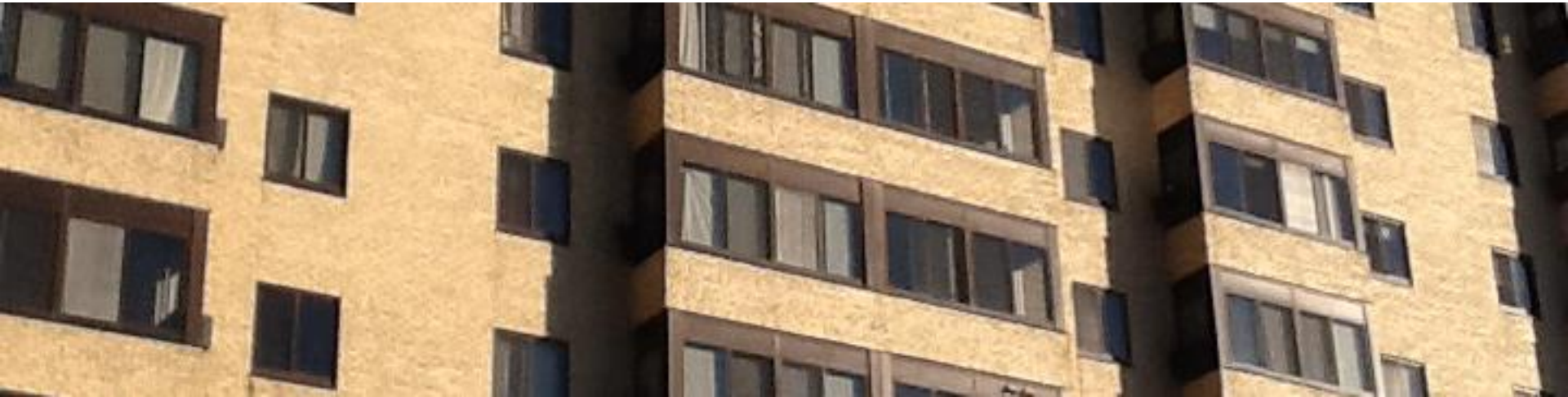
Renter Households with Incomes <= 30% of AMI

- 134,000 are cost burdened
 - 33,000 moderately (31% to 50% of income to housing)
 - 101,000 severely (over 50% of income to housing)

Public Housing in Minnesota

- Public housing serves about **36,000** low-income households throughout the state.
 - Includes 12,000 children.
 - High percentage of elderly and disabled individuals.
 - Over 65% have incomes of less than \$15,000 per year.
 - More than **95%** of public housing units are 35+ years old.





Public Housing Preservation: State General Obligation Bonds

2023 Infrastructure Plan

Governor's Recommendations

Public Housing Rehabilitation	\$60 million
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2023 Infrastructure Priorities



“These investments are one of the most powerful tools we have to create critical jobs, address a spectrum of housing needs, promote community growth and building, center equity, and put us on a path of environmental stewardship.”

Publicly Owned Housing Program (POHP)

- Established by the Minnesota Legislature in 2005.
- Purpose to rehabilitate and preserve public housing units.
- Funds provided in the form of a 20-year, deferred, forgivable loan to HRAs/PHAs that operate public housing.
- Awarded statewide on a competitive basis.
- Request and funding process prioritizes life and safety, accessibility and energy efficient projects. Agency prioritizes the funding of fire suppression systems.

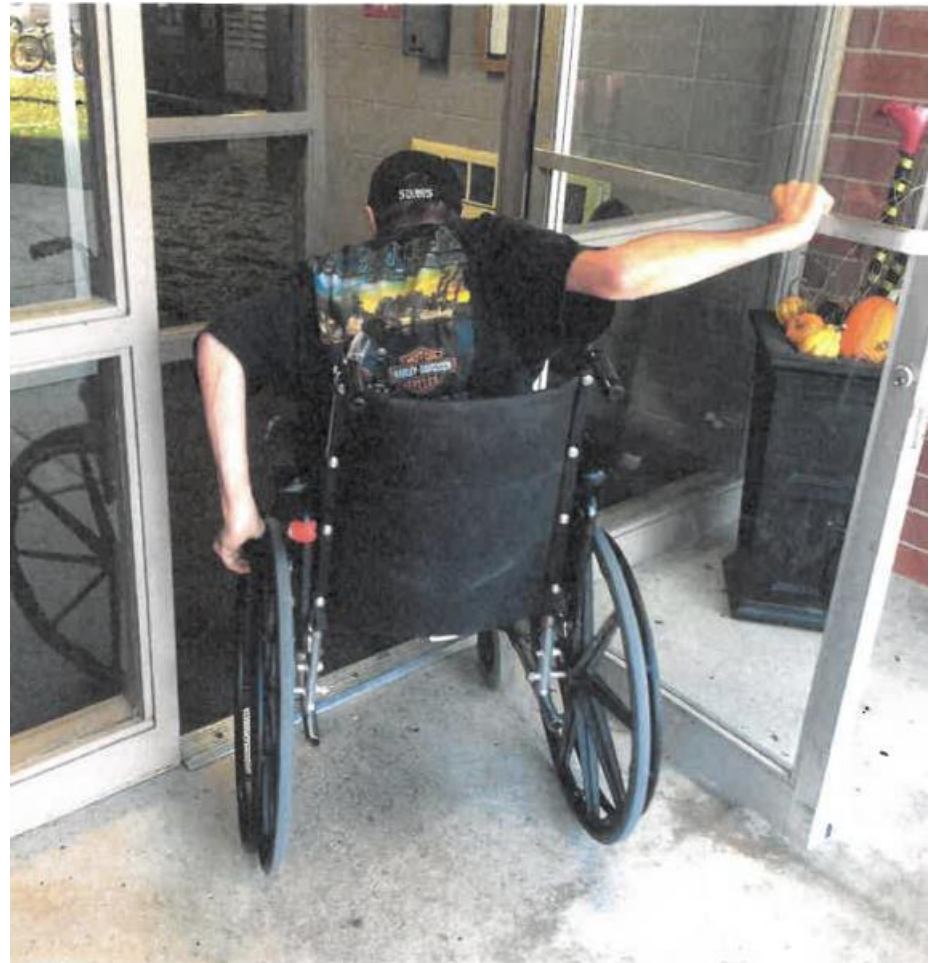
Public Housing Funding Summary

Year	Amount Authorized	Amount Awarded	# of Projects	# of Units
2012	\$5.5	\$5.5	14	950
2014	20	20	35	2,438
2017	10	10	27	1,844
2018	10	9.8	20	1,622
2020	16	14.9	20	1,835
Total	\$61.5	\$60.2	116	8,689

Blue Mound Tower – Luverne

\$596,849 (2018)

The Housing and Redevelopment Authority of Luverne manages this seven-story, 70-unit development built in 1971. It serves the needs of all ages including the elderly and people with physical and emotional disabilities.



Blue Mound Tower

Repairs included:

- critical roof replacement
- fire alarm panel
- ADA accessible entrance
- security
- emergency backup generator



Wabasha Hi-Rise – Saint Paul

\$893,571 (2020)

Wabasha Hi-Rise is a six-story high-rise originally built in 1969. Owned and managed by St. Paul PHA, it consists of 70 total units, both efficiency and one-bedrooms, and provides housing for a diverse group of low-income individuals. St. Paul PHA applied for POHP funding to complete much-needed masonry replacement and other exterior work.



Viking Tower – Alexandria

\$2,087,150 (2018)

Viking Tower is a high-rise development built in 1969. Consisting of 106 one-bedroom units, the development is owned and managed by Alexandria Housing and Redevelopment Authority.



Viking Tower

Alexandria HRA was awarded POHP funds allowing them to complete work on mechanical and plumbing systems. The old and failing systems were causing serious water leaks and issues with temperature control, as well as building and unit ventilation issues.



Dan Kitzberger

Legislative Director

dan.kitzberger@state.mn.us

651.216.8933

www.mnhousing.gov

Thank You